

CITY OF HOBOKEN

HISTORIC PRESERVATION COMMISSION



DAWN M. ZIMMER
Mayor

Dennis English, Chairman
Elaine Gold, Vice Chair
Martin Anderson, Commissioner
Susan Pregibon, Commissioner
Ana Sanchez, Commissioner
Seth Abrams, Commissioner
Gretchen Druck, Commissioner
Steven Zane, Commissioner
James Perry, Commissioner
Ellen Stewart, Alternate
Jonathan Metsch, Alternate

PUBLIC NOTICE & AGENDA

JANUARY 4, 2017
6:30 P.M

Please be advised, that the Hoboken Historic Preservation Commission will hold its regular meeting on Wednesday January 4, 2017 at 6:30P.M in the Conference Room in the (basement) of City Hall 94 Washington Street.

- 1. Meeting Call to Order and Opening Statement (Sunshine Law)**
- 2. Roll Call**
- 3. Approval of Minutes November 7 & December 5, 2016**
- 4. Correspondence**
- 5. Committee Report – For Willow Terrace**

Open Reorganization of Historic Commissioners:
Nomination for Chair:

Nomination for Vice Chair

HEARINGS:

Address: 418 Washington Street

Applicant: Fast Food Holdings LLC Trading as Grubbs Take-Away
Block/Lot 203/1-
Zone: R-1 Residential District (H) - Historic
For: Exterior renovation storefront, & installation of new signage
Recommendation shall be made to the Planning Board
Zoning Office & Construction Offices

Address: 409 Washington Street
Applicant: Bluestone Lane Coffee/ Michael Fahey
Architect:
Block/Lot: 215/5
Zone R-1 Residential (H)
For: Certificate of Appropriateness Paint lower portion of the façade and
Recovering the existing awning,
Remove existing window and replace with bi-folding door

Address: 20 Hudson Place
Applicant: Mario Fini
Architect:
Block/Lot: 231. 02/
Zoning: (CBD Central Business District/ (H) Historic District
For: Requesting Certificate of Appropriateness: New signage to be
Placed on the façade of the building
Recommendation to the Zoning Office & Construction Office

And any other such matters, that may come before the Hoboken Historic Commission.

NEXT HISTORIC COMMISSION MEETING DATE; February 6,2017

MEETING OF THE HOBOKEN HISTORIC PRESERVATION COMMISSION
Minutes for January 4, 2017

Chairman English called the meeting to order at 6:30 P.M. He announced that this is an open Public Meeting of the Hoboken Historic Preservation Commission and that adequate public notice was been provided by means of notice posted outside the City Clerk's Office as well as advertisement in the Jersey Journal, Hoboken Reporter and the City of Hoboken's website.

All Historic Preservation Meetings are recorded.

Chairman English requested roll call:

Present:

Dennis English
Ana Sanchez
Ellen Stewart
Susan Pregibon
Steven Zane
Martin Anderson
James Perry
Gretchen Druck
Seth Abrams
Jonathan Metsch
John Miller (Attorney of the HPC board)

Absent

At this time Secretary to the board announced that it is the time of year when the Hoboken Historic Commission has its reorganization. A request for nominations for the Chair of the Hoboken Historic Preservation Commission was made.

A nomination for Ana Sanchez was made by Commissioner Anderson and seconded by Commissioner English:

A nomination for Steve Zane was made by Commissioner Pregibon and seconded by Commissioner Abrams.

Roll Call vote for Commissioner Sanchez: Commissioner English - Yes, Commissioner Abrams - Nay, Commissioner Druck - Yes, Commissioner Perry - Nay, Commissioner Zane - Nay, Commissioner Sanchez - Yes, Commissioner Stewart - Yes. Commissioner Pregibon - Nay, Commissioner Anderson - Yes.

Total vote: Yes-5/Nays-4

Roll call vote for Commissioner Zane: Commissioner Pregibon - Yes, Commissioner Perry - Yes, Commissioner Anderson - Nay, Commissioner Druck - Nay, Commissioner Abrams - Yes, Commissioner English - Nay, Commissioner Stewart - Nay, Commissioner Sanchez - Nay, Commissioner Zane - Yes.

Total vote: Yes - 4 / Nays - 5

A request was made for Vice Chair: Motion was made by Commissioner Zane for Commissioner Pregibon and Seconded by Commissioner Abrams. At this time Commissioner Druck stated that no other Commissioners were nominated, the secretary stated would you like to nominate someone and she stated "No".

Roll Call vote for Commissioner Pregibon: Commissioner Zane - Yes, Commissioner Pregibon - Yes, Commissioner English - Yes, Commissioner Perry - Yes, Commissioner Abrams - Yes, Commissioner Sanchez - Yes, Commissioner Stewart - Yes, Commissioner Anderson - Yes. Commissioner Druck yes;

Total vote: Yes – 9 / Nay - 0

Vote was also taken for the Secretary to the Historic Board: Commissioner Pregibon made motion for Joan Anastasio and seconded by Commissioner Zane, all in favor yes.

Chairperson Sanchez called the first address:

Address: 418 Washington Street

Applicant Name: Fast Food Holdings LLC Trading as Grubbs Take-Away

Contractor's Name: None to Date

Applicant was approved for the existing storefront and entry door to remain, the existing brick to remain; maybe cleaned and re-pointed. – “Roll-down security gate will be removed in their entirety.” Will be installing a new sign over storefront to read (Grubbs Take Away) letter measurement will be 12 inches, the backboard of this sign will be aluminum panel, back anodized finish. Lighting: Will be placing six (6) new gooseneck lamps.

A motion was made by Commissioner Pregibon and seconded by Commissioner Zane; all in favor yes.

Total vote: Yes – 9 / Nay – 0

Chairperson Sanchez called the next address:

Address: 20 Hudson Place

Applicant's Name: Mario Fini

Contractor's Name: Julie

Attorney's Name: Dan Pearlman

Applicant was approved for the update of this retail signs for the new pizza restaurant on the ground floor. New wall sign will be installed above the existing awning, script letters to read “venti” will be a maximum of 24 inches tall for the (T) letters reading wood stone “pizza & pasta” below will be a maximum of 8 inches tall; overall width will be 8ft. Letter color will be red on their face and halo lit with low- lumen, soft/cool white LED. A second triangle shaped projecting sign will be installed on façade to the left (south) side of the storefront, bottom of sign shall be located not more than 8 ft. above the sidewalk grade. This sign shall project 12” from the wall and be no more than 3’6” high. Each face of the sign shall have vertical red neon letters reading “pizza”.

A motion was made to approve as presented by Commissioner Anderson and seconded by Commissioner Abrams; all in favor yes.

Total vote: Yes – 9 / Nay – 0

Chairperson Sanchez called the next address:

Address: 736 Washington Street

Applicant's Name: Milano Imports

Contractor's Name: Ray Guzman

Will be installing on the existing structure on the second floor on aluminum panels; size will be 93.75” long and 22” wide. This sign will read (Milano) the letter (M) will be 12 inches, with the other letters measuring about 10 inches, color of the backboard will be black with the letter color will be white and red. The words (Designer Imports) will measure about 3 inches, color will be white.

A motion was made to approve as presented by Commissioner English and seconded by Commissioner Zane; all in favor yes.

Total vote: Yes – 9 / Nay - 0

Chairperson Sanchez called the next address:

Address: 1106 Washington Street

Applicant's Name: Singleton Galmann

Contractor's Name: Ray-Guzman

Will be replacing the existing sign over the storefront, this sign will read (Singleton Galmann Realty) ¼” thick letter & headpiece, with stainless steel pin mounted to substrate; total measurement shall be 20” wide x 69” long, this sign will be ½” thick Vicom (P.V.C exterior grade painted Ben Moore 636 green.

Will be placing the business logo on the south side of the storefront, this logo will measurements will be 13.25 inches and will be painted green and white.

A motion was made by Commissioner Anderson to approve as presented and seconded by Commissioner Zane; all in favor yes.

Commissioner Stewart recused herself

Total vote: 8 Yes/ 0- Nay's

Chairperson Sanchez called the next address:

Applicant's address: 614 Hudson Street

Applicant's Name: Matt & Diana Thomas

Architect's Name: Jensen Vasil

Applicant was approved for the repair and re-pointing of the existing front façade of this building.

A motion was made to approve as presented, by Commissioners Anderson and seconded by Commissioner Metsch; all in favor yes. Commissioner Pregibon recused herself.

Total 9-Yes /0 Nays

Commissioners discussed 518 Washington Street with Ray Guzman, Commissioners made some suggestions about this property. No vote was taken

******The application for 409 Washington Street was on tonight's agenda, but did not attend; this Application will be placed on the February 6, 2017 agenda. ******

A motion was made @ 8:00 P.M. to adjourn. All in favor yes.

CITY OF HOBOKEN

HISTORIC PRESERVATION COMMISSION



DAWN M. ZIMMER
Mayor

Ana Sanchez, Chairperson
Susan Pregibon, Vice Chair
Martin Anderson, Commissioner
Ellen Stewart, Commissioner
Seth Abrams, Commissioner
Gretchen Druck, Commissioner
Steven Zane, Commissioner
James Perry, Commissioner
Dennis English, Commissioner
Jonathan Metsch, Alternate
, Alternate

Revised on 2/2/16

PUBLIC NOTICE & AGENDA

FEBRUARY, 6, 2017

6:30 P.M

Please be advised, that the Hoboken Historic Preservation Commission will hold its regular meeting on Monday February 6, 2017 at 6:30P.M in the Conference Room in the (basement) of City Hall 94 Washington Street.

- 1. Meeting Call to Order and Opening Statement (Sunshine Law)**
- 2. Roll Call**
- 3. Approval of Minutes November 7: December 5, 2016 and January 4, 2017**
- 4. Correspondence**
- 5. New Business: Historic Preservation Commissioners will review the new By-laws**
- 6. Chairperson Sanchez wills creation of committees**
- 7. Demolition Hearing schedule for February 16, 2017**

HEARINGS:

Address: 409 Washington Street
Applicant: Bluestone Lane Coffee/ Michael Fahey (Carried from 12/5/16)
Architect: Fahey Design build/LTI Construction Corp
Block/Lot: 215/5
Zone R-1 Residential (H) (RETURNING
For: Certificate of Appropriateness Paint lower portion of the façade and
Recovering the existing awning
Recommendation shall be made to Zoning Office & Construction Offices

Address: 100 Hudson Street
Applicant: Michael Contaldi (Hansel N Griddle)
Contractor: Speed Pro Imaging
Block/Lot: 212.1 /1 Returning
Zoning: (CBD Central Business District/ (H) Historic District
For: Requesting Certificate of Appropriateness: New signage to be
Placed on the façade of the building
Recommendation to the Zoning Office & Construction Office

Address: 114 Washington Street
Applicant: Marciano Stanco –Popular Community Bank
Contractor: Magnum Opus Architecture
Block /Lot: 200/28 (Did not show up for this meeting E-mailed the agenda)
Zone CBD Central Business / Historic District
For: Existing black metal façade panels to be removed & replaced from the,
Storefront, Signage, new lighting
Recommendations shall be made, to the Zoning & Construction Office.

Address: 328 Hudson Street/329 Court Street
Applicant: Keith Lustman
Architect: Nastasi Approved
Block/Lot: 217.01/24
Zone R-1 Residential
For: Restoration of existing front façade to original brick and brownstone
Recommendations shall be made to the Zoning & Construction Office

Address: 320 Hudson Street/321 Court Street
Applicant: Michael Tattoli
Architect: ICOM Ignatius Approved vote 5/yes/ 4/no
Block/Lot: 214.01/25
Zone: R-1 Residential (H) (SC)
For: Installation of new garage/ on Court Street
Recommendations shall be made to the Zoning & Construction Office.

Address: 92 River Street
Applicant's Name: Maridian Properties
Architect's Name: James McNeight Returning
Block/Lot: 231/01
Zone: CBD- (Central Business District)
For: Removing the existing façade, and restoring the façade
Recommendations shall be made to the Zoning & Construction Office

**And any other such matters, that may come before the Hoboken
Historic Commission.**

NEXT HISTORIC COMMISSION MEETING DATE; March 6, 2017

MEETING OF THE HOBOKEN HISTORIC PRESERVATION COMMISSION
Minutes – FEBRUARY 6, 2017

Chairperson Sanchez called the meeting to order at 6:30 P.M. She announced that this is an open public meeting of the Hoboken Historic Preservation Commission and that adequate public notice has been provided by means of a notice posted outside the City Clerk's office, advertisements in the Jersey Journal, Hoboken Reporter, Bergen Record and The City of Hoboken's website. All Historic Preservation Commission meeting are recorded.

Chairperson Sanchez requested roll call

Present

Martin Anderson
Ellen Stewart
Ana Sanchez
Seth Abrams
Jim Perry
Dennis English
Steven Zane
Gretchen Druck

Absent

Susan Pregibon
Jonathan Metsch –

Administrative Officer Ann Holtzman was present at the beginning of the meeting
Chairperson Sanchez and Commissioners had a discussed about HPC Outline:

1. Forming Committees:
 - a. Education and Community Outreach Committee
 - b. Site Inventory & Survey Committee
 - c. Administrative Committee

Adding diagram for applicants to indicate square footage of storefront and proposed sign size (which in most cases should be no more than 10% of area of the first floor frontage, not to exceed 100 square feet.)

Adding check box to state whether the application complies with the guidelines or is requesting a waiver.
Developing a system by which applications that fully comply can be reviewed by a subcommittee and not require a hearing.

1. A simple, straightforward sign that complies with the guidelines
 - A. Would Ann be able to sit in on this portion of the meeting? (This may not be needed every month but I think it would be helpful for Ann to gauge where the HPC is. I apologize for requesting more of your time since I understand how stretched your department is.)
 - B. New Demolition Ordinance. Sue brought this up and I agree this is critical. How are we reviewing these requests? What guidelines are we following? ...
 - C. What are considered "Best Practices" for the HPC? How do we implement these?
2. In-House Half Day "Retreat" for HPC
 - A. Meeting to review Guidelines, to begin with The Secretary of the Interior's Standards for the Treatment of Historic Properties.
 - B. Review HPC by-laws
 - C. Further HPC training

All Commissioners agreed to volunteer for a committee.

Chairperson Sanchez called the first address:

Address: 409 Washington Street
Applicant: Bluestone Lane Coffee/ Michael Fahey (Carried from 12/5/16)
Architect: Fahey Design build/LTI Construction Corp
Block/Lot: 215/5
Zone: R-1 Residential (H)

Applicant was approved for the renovation to the existing storefront. The existing windows will be replaced with new inoperable 8-pane wood-frame windows. Store entrance door will also be replaced with a new wood-frame and glass door. Additional decorative wood moldings will be added around the windows and door. New decorative wood crown molding will be installed across the full width of the building at the top of the 1st floor (1 foot below 2nd floor windowsills). A new wood sign band with border molding will be installed below crown. A new sign panel, approx. 16 inches x 9 feet w/7 inch letters reading "BLUESTONE LANE" will be installed on the sign band. A new retractable canvas awning will also be installed. Approx. 17 feet wide/printed valance, 5 inch letters will read "BLUESTONE LANE COFFEE" Paint colors are still to be decided at the next HPC meeting on March 6, 2017.

A motion was made by Commissioner Anderson, to approve the storefront, signage and awning, applicant agreed to return with new color options, this motion was seconded by Commissioner Abrams.

All in favor - Yes

Total vote: Yes – 8 / Nay - 0

Chairperson Sanchez called the next address:

Address: 100 Hudson Street Carried from 2/6/17 did not submitted new drawings
Applicant: Michael Contaldi (Hansel N Griddle)
Contractor: Speed Pro Imaging
Block/Lot: 212.1 /1
Zoning: CBD Central Business District/ (H) Historic District

Applicant was requesting to install 2 blade signs and one sign over the entrance door. Commissioners had some concerns about this. Will be excessive signage and are not with keeping with sign ordinance. At this point of the meeting Commissioners made some suggestions and requested that the applicant apply with new format. This application was carried to a later date.

Chairperson Sanchez called the next address:

Address: 328 Hudson Street
Applicant's Names: Nastasi
Architect's Names: Nastasi

Applicant was approved for the complete renovation of existing single family building.

Will be restoring the existing brick façade and wood cornice on Hudson Street, and will be installing new windows throughout & one new front door. Applicant will construct a new 3 story rear addition which will not be visible from either Hudson Street or Fourth Street.

Replace front door with existing 6'-8" front door with 7'-0" door, eliminate sidelight, relocate door left. Replacing existing (8) windows to be replaced in place with dark bronze colored, aluminum clad double hung windows with no dividing muntins. Repair and repaint existing wood cornice replace it with same type if necessary.

Applicant will remove existing 40' deep garage facing Court Street and replace it with 20' deep garage. Applicant will construct a new accessory apartment over garage. There will be common face brick on upper façade, cast stone on ground floor façade, and a residential entry door for the 329 Court Street tenant. Aluminum-clad casement windows with transoms above the windows.

Two courses saw tooth brick will be placed below the cornice.

A motion was made to approve as present by Commissioner English, and seconded by Commissioner Zane.

All in favor – Yes

Total vote: Yes - 8 / Nay - 0

Chairperson Sanchez Called the next address:

Address: 320 Hudson Street/321 Court Street
Applicant: Michael Tattoli
Architect: ICOM Ignatius Caramia
Block/ Zone: R-1 Residential (H) (SC)
Lot: 214.01/25

Applicant was approved to install a garage door, new rolling door for carport & repairs will be made to the existing masonry wall at the rear yard /Court Street. The new roll up door will be galvanized steel; the residential entrance door will remain.

A motion was made to approve as presented by Commissioner Zane and seconded by Commissioner English.

Roll call vote: Commissioner English - Yes, Commissioner Abrams - Yes, Commissioner Zane -Yes, Commissioner Anderson -Yes, Commissioner Druck - Nay, Commissioner Stewart – Nay, Commissioner Perry - Nay, Commissioner Sanchez - Yes.

Total vote: Yes – 5 / Nays - 3

Chairperson Sanchez called the next address:

Address: 92 River Street
Applicant: Mario Fini
Architect: James McNeight

Applicant was requesting to replace the existing façade of the building; and install new signage. Applicant agreed to return at a later date with a complete presentation. No vote was taken at this time.

A motion was made to adjourn at 9:15 P.M.

Mayor

PUBLIC NOTICE & AGENDA

6:30 P.M.

- 1. Meeting Call to Order and Opening Statement (Sunshine Law)**
- 2. Roll Call**
- 3. Approval of Minutes November 7: December 5, 2016 and January 4, 2017**
- 4. Correspondence**
- 5. New Business:**

Address: 409 Washington Street Carrie
Applicant: Bluestone Lane Coffee/ Michael Fahey (Carried from 12/5/16)
Architect: Fahey Design build/LTI Construction Corp
Block/Lot: 215/5
Zone R-1 Residential (H)
For: Certificate of Appropriateness Paint/carried from 2/6/17 amendment to
 Paint colors
 Recovering the existing awning
 Recommendation shall be made to Zoning Office & Construction Offices

Address: 114 Washington Street
Applicant: Marciano Stanco –Popular Community Bank
Contractor: Magnum Opus Architecture

Block /Lot: 200/28
Zone CBD Central Business / Historic District
For: Existing black metal façade panels to be removed & replaced from the, Storefront, Signage, new lighting.
Recommendations shall be made, to the Zoning & Construction Office.

Address: 319 Washington Street
Applicant: Peter Loconte
Architect: Nastasi
Block/Lot: 217.01/24
Zone R-1 Residential
For: Amendment to existing approved application from May 2016
Recommendations shall be made to the Zoning & Construction Office

Address: 419 Madison Street
Applicant: Tyler @Hoboken LLC
Architect: Hampton Hill
Block/Lot: 59/9
Zone R-2 Residential
For: Demolition of the existing (4) family building and construction of (4) story (2) family dwelling.
Recommendation shall be made to Zoning Office & Construction Offices

Address: 92 River Street
Applicant's Name: Maridian Properties
Architect's Name: James McNeight
Block/Lot: 231/01
Zone CBD- (Central Business District)
For: Removing the existing façade, and restoring the façade
Recommendations shall be made to the Zoning & Construction Office

And any other such matters, that may come before the Hoboken Historic Commission.

NEXT HISTORIC COMMISSION MEETING DATE; APRIL 3, 2017

MEETING OF THE HOBOKEN HISTORIC PRESERVATION COMMISSION
Minutes – March 6, 2017

Chairperson Sanchez called the meeting to order at 7:00 P.M (6:30 PM?). She announced that this is an open public meeting of the Hoboken Historic Preservation Commission and that adequate public notice has been provided by means of a notice posted outside the City Clerk's office, advertisements in the Jersey Journal, Hoboken Reporter and The City of Hoboken's web site.

All Historic Preservation Meetings are recorded.

Chairperson Sanchez requested roll call:

Present

Ana Sanchez
Susan Pregibon
James Perry
Steven Zane
Seth Abrams
Ellen Stewart
Jonathan Metsch
John Miller (Counsel for the HPC)

Absent

Dennis English
Martin Anderson
Gretchen Druck

The minutes for November 7, 2016, December 6, 2016, and January 4, 2017 HPC meeting were corrected and a motion was made to approve by Commissioner Perry and seconded by Commissioner Pregibon.

All in favor - Yes

Total vote: Yes - 7 / Nay - 0

At this point in the meeting Chairperson Sanchez requested a motion to amend tonight's agenda, moving 90-92 River Street to just prior to 419 Madison Street.

A motion was made to amend the agenda by Commissioner Pregibon and seconded by Commissioner Abrams. All in favor.

Chairperson Sanchez started to form the committees:

Education and Community Outreach Committee

Seth Abrams, Gretchen Druck, and Dennis English.

Site Inventory & Survey Committee:

Susan Pregibon, Ellen Stewart, and Marty Anderson.

Administrative Committee

James Perry, Steve Zane and Jonathan Metsch.

Chairperson Sanchez will be a part of all committees.

Chairperson Sanchez called the first applicant

Address: 409 Washington Street
Applicant: Bluestone Lane Coffee/ Michael Fahey (Carried from 2/6/17)
Architect: Fahey Design build/LTI Construction Corp
Block/Lot: 215/5
Zone: R-1 Residential (H)

Applicant was appearing before the HPC for the approval of colors for the façade of the building facing Washington Street including the storefront. Will be repainting the existing cornice of the building; color will be HC-167 Puritan gray - windows, sills, lintels, and storefront will be painted HC-164 puritan gray; face of the building will be painted misty gray 2124-60. Will be installing a new awning, with Sunbruella fabric color will be starry night blue. *For the colors, HC-154 for the cornice, HC-164 for the sills, 2124-60 for the brick, and Starry Night/2067-20 for the awning.*

A motion was made to approve as presented by Commission Zane and seconded by Commissioner Perry.

Roll call vote: Commissioner Perry - Yes, Commissioner Sanchez - Yes, Commissioner Stewart - Yes, Commissioner Zane - Yes, Commissioner Abrams - Yes, and Commission Pregibon - Yes. Commissioner Metsch recused himself.

Total vote: Yes - 6 / Nay - 0

Vice Chairperson Pregibon called the next address:

Address: 114 Washington Street
Applicant: Marciano Stanco –Popular Community Bank
Architect: Magnum Opus Architecture
Block /Lot: 200/28
Zone: CBD Central Business / Historic District

Chairperson Sanchez and Commissioner Abrams recused themselves.

Applicant was requesting the approval to remove the existing black metal façade panels and have them replaced with new metal panels. Colors requested were silver, grey and white. At this point of the meeting Commissioners made some suggestions about the proposed colors and had some concerns about where the ATM would be placed. The architect for this project agreed to return for the next HPC meeting.

A motion was made to carry this application by Commissioner Pregibon and seconded by Commissioner Stewart. All in favor - Yes

Total vote: Yes - 5 / Nay - 0

Chairperson Sanchez called the next address:

Address: 319 Washington Street
Applicant: Peter Loconte
Architect: Nastasi
Block/Lot: 217.01/24
Zone: R-1 Residential

This applicant returned to the HPC with an amendment to the existing application which was approved in May 2016. This amendment includes a reconfiguration of the first floor storefront and also a reconfiguration of the Court Street façade to combine the two doors originally proposed into one combined entrance/egress.

A motion was made to approve as presented by Commissioner Pregibon and seconded by Commissioner Zane.

All in favor - Yes

Roll call vote: Commissioner Perry - Yes, Commissioner Zane –Yes, Commissioner Pregibon – Yes, Commissioner Abrams - Yes, Commissioner Metsch - Yes, Commissioner Stewart - Yes, Commissioner Sanchez - Yes. Commissioner Anderson - absent. Commissioner Druck- absent. Commissioner English – absent.

Total vote: Yes – 7 / Nay - 0

Chairperson Sanchez called the next address:

Address: 90-92 River Street
Applicant's Name: Maridian Properties
Architect's Name: James McNeight

This application was approved for the current “Reign” nightclub which occupies the entire facility. The new tenant wants to have two separate entities for the following:

- 1) Wild Moose Saloon, a one story corner bar at 90 River Street.
- 2) Birch, a two story event space at 92 River Street.

Deconstruction (Demolition information:

- A) Demolish existing aluminum honeycomb façade on the second story of 90 River Street.

- B) Remove existing precast concrete panels for 92 River Street façade.
- C) Remove the existing cedar siding from the second story pilasters on either end of 92 River Street façade.
- D) Remove existing cement board shiplap siding from first floor of 92 River Street.

Applicant was approved to paint the existing cement board shiplap siding on the Newark Street side which is 300 sq. ft. & River Street 600 sq. ft.; will be repairing and repainting the existing "brick face" stucco after the honeycomb is removed on Newark & River Streets. Will be installing new limestone stucco on the first floor of 92 River Street.; will be installing new light aluminum sheathing to upper story of the 92 River Street which will measure 170 sq. ft. ; Installation of eleven new exterior lighting fixtures next to existing doors. Paint colors will be Benjamin Moore Alexandria Beige and Van Buren brown.

Applicant will remove all existing signage

Signage to be installed on façade of Wild Moose Saloon (90 River Street): on the Newark Street side of the building will be placing new sign next to entrance door; this sign will be painted on the exterior of the building and will read (Mike's Wild Moose Saloon) this will measure 6'x5'=30 sq. ft.. Letter colors will be white on a black background in a circle shape. Will be placing the same type sign on the 2nd floor of the building facing River Street. Style will be circle shape, measurement 6'x 5'=30 sq. ft., letters size will be 5 inches and colors white with a black background.

Signage for Birch (92 River Street): will be placing (2) signs on the River Street side of the building, each sign will be placed over the entrance doors, each sign will measure 2''x6'' x4'= 20 sq. ft. and will read "Birch". Letters will be 12 inches high at the most, and "Hoboken" will be about 7 inches high. Color will be bronze relief on metal with stainless steel background.

A motion was made to approve by Commissioner Pregibon, with the amendments to remove the sign over the top of the storefront and seconded by Commissioner Zane

All in favor - Yes

Roll call vote: Commissioner Perry - Yes, Commissioner Zane -Yes, Commissioner Pregibon - Yes, Commissioner Abrams - Yes, Commissioner Metsch - Yes, Commissioner Stewart - Yes, Commissioner Sanchez - Yes. Commissioner Anderson - absent. Commissioner Druck- absent.

Total vote: Yes – 7 / Nay - 0

Chairperson Sanchez called the next address:

Address: 419 Madison Street
Applicant's Name: Tyler LLC
Attorney Name: Angel Lynch Esq.
Engineer's Name: Mr. Contractor
Architect's Name: Ms. Bhajaj

The applicant is seeking approval to permit the demolition of the existing 3,340 square foot structure on the property. The attorney for the applicant was requesting the approval permitting the demolition of the existing structure on the property in order to construct a 7,025 square foot four story two family residential building in its place. Testimony was taken from the Applicant Engineer - Mr. Contractor. Mr. Contractor stated that he inspected the existing building on the property several times. His inspection consisted of all floors of the structure as well as the roof and the first floor is uneven with approximately 2-1/2 inch dip in the first floor unit. He also testified that it appears that settlement has occurred on the foundation on the left side of the building with irregularities and deficiencies as to slope are more egregious on the roof.

Ms. Bhajaj testified that soil tests will be performed upon demolition of the existing building. Ms. Bhajaj stated that the side walls of the existing building are not tied into the walls of the adjacent building. She also stated that the new construction will conform to prevailing construction on the street and the new building will be more in the line with the character neighborhood. She added that the property is located in a flood zone and the applicant will comply with all FEMA requirements as to the construction of the new building.

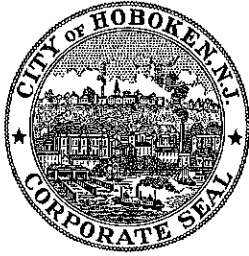
The Commission concludes that the building proposed for demolition on the property is of little or no historic, architectural or aesthetic significance. The building slopes and has settled rendering portions unusable. The Commission further concluded that the removal of the existing building and construction of a new four-story residential structure will enhance the ambiance of neighborhood.

A motion was made to approve as presented by Commissioner Pregibon and seconded by Commissioner Zane.

Roll call vote: Commissioner Zane yes , Commissioner Perry- Yes, Commissioner Pregibon- Yes, Commissioner Abrams- Yes, Commissioner Metsch- Yes, Commissioner Stewart- Yes, Commissioner Sanchez- Yes.

CITY OF HOBOKEN

HISTORIC PRESERVATION COMMISSION



DAWN M. ZIMMER
Mayor

Ana Sanchez, Chairman
Susan Pregibon, Vice Chair
Martin Anderson, Commissioner
Ellen Stewart, Commissioner
Seth Abrams, Commissioner
Gretchen Druck, Commissioner
Steven Zane, Commissioner
James Perry, Commissioner
Dennis English, Commissioner
Jonathan Metsch, Alternate
, Alternate

PUBLIC NOTICE & AGENDA

April 3, 2017
6:30 P.M

Please be advised, that the Hoboken Historic Preservation Commission will hold its regular meeting on Monday April 3, 2017 in the Conference Room in the (basement) of City Hall 94 Washington Street.

- 1. Meeting Call to Order and Opening Statement (Sunshine Law)**
- 2. Roll Call**
- 3. Approval of Minutes Feb 6, 2017**
- 4. Correspondence:**
- 5. New Business:**

The NJDEP would like to request that we present at the April 3rd, 2017 Hoboken Historic Preservation Commission meeting the following:

The NJDEP, as the lead agency for the Hudson River Project: Resist, Delay, Store, Discharge" (the Project), is in the process of preparing a Programmatic Agreement (PA) to address likely adverse effects to historic properties as a result of the implementation of the Project. In accordance with 36CFR800.14(2)(I) of Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA), we had invited identified interested parties to participate in the development of the project's PA to address the project's adverse effects to historic properties. The City of Hoboken has accepted the invitation to become a consulting party to this PA. The City has requested that the NJDEP brief the Hoboken Historic Preservation Commission on components of the PA, the process that will be followed when an adverse impact is identified and the steps that will occur to resolve the adverse impact.

- * Basis for development of the RBD Hudson River Programmatic Agreement

- * Architectural Impacts - Consultation process related to the Hoboken Historic District
- * Archeological Impacts – Consultation process related to archeologically Sensitive areas
- * Consulting party role

Resolutions: 718 Adams Street and 419 Madison Street

HEARINGS:

Address: 100 Hudson Street Carried from 2/6/17 did not submitted new drawings
Applicant: Michael Contila (Hansel N Griddle
Contractor: Speed Pro Imaging
Block/Lot: 212.1 /1
Zoning: (CBD Central Business District/ (H) Historic District
For: Requesting Certificate of Appropriateness: for new signage to be placed on the façade of the building (Carried from 2/6/17 HPC meeting)
 Recommendations to the Zoning Office & Construction Office

Address: 530 Washington Street
Applicant: Joseph Song
Contractor: Sign Depot
Block/Lot: 204/26
Zoning: R-1 Residential (H) Historic District
For: Requesting Certificate of Appropriateness, to recover the existing awning
 Recommendations shall be made to the Zoning & Construction office

Address: 203 Washington Street
Applicant: Michael Landi
Contractor: Mashal Signs
Block / Lot: 213/1
Zoning: (CBC) Central Business District (H) Historic District
For: Requesting Certificate of Appropriateness to install a new sign over existing storefront. Recommendations shall be made to the Zoning & Construction office.

Address: 114 Washington Street (Carried from 3/6/17
Applicant: Marciano Stanco –Popular Community Bank
Architect: Magnum Opus Architecture
Block /Lot: 200/28
Zone CBD Central Business / Historic District
For: Existing black metal façade panels to be removed & replaced from the existing storefront; and the installation of new Signage, and lighting.
 Recommendations shall be made, to the Zoning & Construction Office.

Address: 335 Park Avenue
Applicant: Jensen C. Vasil
Architect Jensen Vasil Architect PC

Zone R-1 Residential

For: Rehabilitation of existing front façade including raising window openings;
Existing lintels and sills and brick to be reused
Recommendation shall be made to Zoning Office & Construction Offices

**And any other such matters, that may come before the Hoboken
Historic Commission.**

NEXT HISTORIC COMMISSION MEETING DATE; May 1, 2017

MEETING OF THE HOBOKEN HISTORIC PRESERVATION
COMMISSION
Minutes for April 3, 2017

Chairperson Sanchez called the meeting to order at 6:30 P.M. She announced that this is an open Public Meeting of the Hoboken Historic Preservation Commission and that adequate public notice had been provided by means of notice posted outside the City Clerk's Office, advertisement in the Jersey Journal, Hoboken Reporter, and the City of Hoboken's website. All Historic Preservation Meetings are recorded.

Chairperson Sanchez requested roll call:

Roll Call:

Present:

Ana Sanchez
Susan Pregibon
Steven Zane
James Perry
Ellen Stewart
Dennis English
Gretchen Druck
Jonathan Metsch
Ellen Stewart
Seth Abrams
John Miller (Attorney for the board)

Absent:

At this portion of the meeting Chairperson Sanchez announced that we will have presentation from the NJDEP. As the lead agency for the Hudson River Project: "Resist, Delay, Store, Discharge" (the Project), the NJDEP is in the process of preparing a Programmatic Agreement (PA) to address likely adverse effects to historic properties as a result of the implementation of the Project. In accordance with 36CFR800.14 (2) (i) of Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA), they invited identified interested parties to participate in the development of the project's PA to address the project's adverse effects to historic properties. The City of Hoboken has accepted the invitation to become a consulting party to this PA. The City has requested that the NJDEP brief the Hoboken Historic Preservation Commission on components of the PA, the process that will be followed when an adverse impact is identified, and the steps that will occur to resolve the adverse impact.

The NJDEP discussed the following:

Basis for development of the RBD Hudson River Programmatic Agreement

Architectural Impacts - Consultation process related to the Hoboken Historic District

Archeological Impacts - Consultation process related to archeologically sensitive areas

Consulting party role

Chairperson Sanchez called the first address:

Address: 100 Hudson Street

Applicant: Michael Contaldi (Hansel 'n Griddle)

Contractor: Speed Pro Imaging

Applicant was approved to install a total of 3 signs.

One of the signs will be above the door and will read Hansel 'n Griddle. This sign will measure 6 feet long x 12 inches high and will consist of an aluminum panel with ½ inch raised acrylic letters. This sign must not be illuminated.

Applicant will also be installing 2 round signs. One will be placed on the First Street side of the building and will be 30 inches in diameter. The other will be placed on the Hudson Street side of the building and will be 24 inches in diameter. Each sign will read Hansel 'n Griddle. These signs must also be non-illuminated with ½ inch raise (plexi) glass letters with a 2½ inch thick circular frame. All signs will have a green background with orange letters and borders outlined in black. **

A motion was made by Commissioner Anderson to approve with signs being non-illuminated and seconded by Commissioner English.

Roll call vote: Commissioner English - Yes, Commissioner Anderson - Yes, Commissioner Perry - Yes, Commissioner Zane - Yes, Commissioner Metsch - Yes, Commissioner Stewart - Yes, Commissioner Pregibon - Yes, Chairperson Sanchez – Yes, Commissioner Druck – yes; Commissioner Abrams –yes;

Total vote: Yes - 9 / Nay – 0

Chairperson Sanchez called the next address:

Address: 530 Washington Street

Applicant: Joseph Song

Contractor: Sign Depot

Applicant was requesting; *to remove the sign and put in an awning*; this awning will also include signage. The Contractor did not have enough information to approve this application. The Commissioners made some suggestions and requested he return with more detailed drawings. He will be returning for the next HPC meeting. Commissioners requested the following from the applicant:

1. Repair the front step going into the store.
2. Remove unauthorized advertising which falls under the heading of excessive signage and must be removed immediately. Also should remove neon "open" sign.
3. Must remove safety gate from the storefront windows.

No vote was taken at this time.

Chairperson Sanchez called the next address:

Address: 203 Washington Street

Applicant: Michael Landi

Contractor: Mashal Signs

This applicant was also requesting to installing a new sign over the existing storefront. Applicant was requesting paint colors that were not acceptable to the Commissioners. He also was requested to return at a later time, with new colors and more information about the renovation to this storefront.

No vote was taken at this time.

Chairperson Sanchez called the next address:

Address: 114 Washington Street

Applicant: Marciano Stanco –Popular Community Bank

Architect: Magnum Opus Architecture

Applicant was approved for two phases.

Phase 1 will be to first perform some exploratory demolition for the storefront façade which will determine the existing architectural elements of the original building so the Applicant can reuse as much as possible.

Phase 2 will be the following:

- 1) Remove the existing black metal façade panels to expose existing bricks. The storefront will be finished with a composite material that has the feel and appearance of wood (such as Azek) and it shall be painted the color submitted to HPC which is a kind of slate blue (PPG the Voice of Color, PPG-17.03 Hacienda Talavera) that will match the existing trim of the entire building.
- 2) Remove the existing sign box above the storefront to expose the existing brick.
- 3) Remove the existing aluminum & glass windows in the storefront and replace with new spandrel glass.
- 4) Remove the existing double door entrance.
- 5) Clean the existing brick to satisfactory level.
- 6) Install halo-lit lettering for each letter of the sign and for the logo. The sign will be made of wood acrylic, PVC. The letters will be brushed aluminum with LED backlighting with halo effect. This sign will read "Popular Community Bank". Letters will be 10.5 inches high and dark blue. The logo will be 20 7/8 inches high and red.

This application was approved with the condition that if cast iron columns are exposed during the exploratory demolition the applicant/architect must contact the HPC office.

A motion was made to approve with the requested conditions, by Commissioner English and second by Commissioner Zane.

Roll call vote: Commissioner Pregibon - Yes, Commissioner Zane – Yes, Commission Perry – Yes, Commissioner English – Yes, Commissioner Stewart -Yes, Commissioner Druck – Nay, Commissioner Anderson – Nay, and Commissioner Metsch - Yes. Commissioners Sanchez and Abrams recused themselves.

Total vote: Yes - 6 / Nay - 2

Vice Chairperson Pregibon called the next address:

Address: 335 Park Avenue

Applicant's Name: Jensen Vasil

Owner's Name: Lauren and Maille O'Hanlon

Applicant's Attorney: none

Architect's Name: Jensen Vasil

Engineer's Name: Omar Elsharif

The applicant is seeking an approval to permit the partial demolition of a four-story residential building. Specifically, the Applicant proposes to raise the window openings and force the floors up for the existing building. The subject property has 50 feet of frontage along the easterly side of Park Avenue between Third and Fourth Streets. The Property is situated in the R-1 Residential District, as are the adjacent properties which appear to contain single-family residential uses. The property currently contains a four-story frame dwelling near the lot frontage. The only demolition proposed involves the raising of the existing windows and the existing floors within the building. No structural demolition is proposed.

The applicant is the Architect for the property owner and has been authorized to submit this application. Testimony was taken from Applicant, Jensen Vasil, who stated that he inspected the existing building several times; his inspection consisted of all floors of the structure, as well as the roof. Mr. Vasil stated that the existing bottom floor is unusable. He testified that the building has a painted brick front and the brick and the overall building are in good condition. He also stated that the existing floors have settled over the years and now are 2-3 steps below the grade of the adjacent buildings. That is why the applicant is seeking to strip the lintels and window sills, install a new wood composite 3.5 foot high cornice and remove the existing paint from the brick front. Mr. Vasil discussed Architectural Plan HPC-3. He testified that the façade shall remain unchanged. He added that the cornice will be of a harder composite material than that of the proposed lintels and sills. He further stated that the existing brick lintels and sills will be stripped and saved for future use. Mr. Vasil testified that the existing brick front will remain on the building.

Mr. Vasil stated that the proposed new floor heights will not match the floor heights of the adjacent southerly structure because the ordinance only permits a 10 foot maximum height between floors. He added that the first floor alone is 13 feet above sea level.

Several members of the public spoke in favor of this application.

The Historic Commissioners conclude that the building proposed for partial demolition on the property has no historic, architectural and aesthetic significance. The Commissioners also find that the proposed partial demolition is necessary to enhance the aesthetics of the site and also to raise the building further above sea level.

A motion was made by Commissioners English and seconded by Commissioner Perry to approve as presented.

Roll Call: Commissioner English - Yes, Commissioner Perry - Yes, Commissioner Abrams - Yes, Commissioner Zane - Yes, Commissioner Stewart - Yes, Commissioner Druck - Yes, Commissioner Anderson - Yes, Commissioner Metsch - Yes, and Commissioner Pregibon - Yes.
Chairperson Sanchez recused herself.

Total Vote: Yes - 9 / Nay - 0

A motion was made to adjourn at 9:30 P.M

Ana Sanchez, Chairman
Susan Pregibon, Vice Chair
 Martin Anderson, Commissioner
 Ellen Stewart, Commissioner
 Seth Abrams, Commissioner
 Gretchen Druck, Commissioner
 Steven Zane, Commissioner
 James Perry, Commissioner
 Dennis English, Commissioner
 Jonathan Metsch, Alternate
 , Alternate

PUBLIC NOTICE & AGENDA

May 1, 2017
6:30 P.M

- Please be advised, that the Hoboken Historic Preservation Commission will hold its regular meeting on Monday May 1, 2017 in the Conference Room in the (basement) of City Hall 94 Washington Street.

- 1. Meeting Call to Order and Opening Statement (Sunshine Law)**
- 2. Roll Call**
- 3. Approval of Minutes**
- 4. Correspondence:**
- 5. New Business:**

Resolutions: 718 Adams Street and 335 Park Avenue

HEARINGS:

Address: 530 Washington Street
Applicant: Joseph Song
 Contractor: Sign Depot
 Block/Lot: 204/26
 Zoning: R-1 Residential (H) Historic District
 For: Requesting Certificate of Appropriateness, to recover the existing awning
 Recommendations shall be made to the Zoning & Construction office

Address: 306 Hudson Street
Applicant: Steven McFarland
Architect: James McNeight
Block/Lot: 214.1/32
Zoning: (CBD Central Business District/ (H) Historic District

For: requesting to construct new 5 story brick building
Recommendations to the Zoning Board, Zoning & Construction office

Address: 803 & 805 Washington Street
Applicant: Brw United Holdings
Architect: James McNeight
BLK/Lot: 219/2 & 3
Zoning: R-1 Residential (H) Historic District
For: Will façade will be refurbished with installation of new windows
Recommendations shall be made to the Zoning & Construction office

Address: 214 Washington Street
Applicant: Bijou Properties
Architect: Nastasi
Block / Lot: 2013/1
Zoning: (CBC) Central Business District (H) Historic District
For: Requesting Certificate of Appropriateness of demolition of existing
Storefront façade,
Existing storefront. Recommendations shall be made to the Zoning &
Construction office.

Address: 69 Jefferson Street
Applicant: Red Bridge
Architect
Zone R-2 Residential
For: Rehabilitation of existing front façade including raising window openings;
Existing lintels and sills and brick to be reused
Recommendation shall be made to Zoning Office & Construction Offices

**And any other such matters, that may come before the Hoboken
Historic Commission.**

NEXT HISTORIC COMMISSION MEETING DATE; June 5, 2017

Hoboken Historic Preservation Commission

Meeting Minutes

(MAY 1, 2017)

After a brief caucus, the meeting was called to order at 6:45 P.M. by Chairperson Sanchez. She announced that this is an open public meeting of the Hoboken Historic Preservation Commission and that adequate public notice had been provided by means, of notices posted outside the City Clerk's Office and advertisements in the Jersey Journal, Hoboken Reporter, and the City of Hoboken's Web Site. All Historic Preservation meetings are recorded.

Roll Call:

Present:

Ana Sanchez
Susan Prebigon
Martin Anderson
James Perry
Steven Zane
Ellen Stewart
Dennis English
Gretchen Druck arrived @7:10 p.m.
Jonathan Metsch
John Miller Attorney

Absent:

Seth Abrams

Chairperson Sanchez requested a motion to adopt the new HPC by-laws.

A motion was made by Commissioner Prebigon as presented and seconded by Commissioner Anderson.

Roll call vote: Commissioner Prebigon - Yes, Commissioner Perry - Yes, Commissioner English - Yes, Commissioner Zane - Yes, Commissioner Sanchez - Yes, Commissioner Anderson - Yes, Commissioner Metsch - Yes, Commissioner Druck - Yes.

Total Vote: Yes - 9 / Nays - 0

Minutes for HPC meeting for April 3 and May 1 2017 a motion was made to approve with correction by Commissioner Pregibon and seconded by Commissioner Anderson. All in favor yes.

Resolutions:

718 Adams Street - A motion was made to approve by Commissioner Zane and seconded by Commissioner Perry. All in favor. yes

335 Park Avenue - A motion was made to approve by Commissioner Preigon and seconded by Commissioner English. All in favor.

Chairperson Sanchez called the first address:

Address: 530 Washington Street
Applicant: Joseph Song
Contractor: Sign Depot
Block/Lot: 204/26

Applicant was approved for the recovering the existing awning frame, with Sunbrella fabric color will be true brown, will be placing signage on the awning, it will read (Viva La Mails) letters will measure 12

inches, color of letters will blue note 86bg43/321, will be placing the store address on the awning valance which will measure 5 inches. This awning will also project 26 inches. Business hours will be placed odoor.

Conditions: 1) Must remove unauthorized advertising which falls under the heading of excessive signage and must be removed immediately. 2) Must remove safety gate from the storefront.

A motion was made to approve with conditions by Commissioner English and seconded by Commissioner Anderson.

Roll call vote: Commissioner Sanchez - Yes, Commissioner Pregibon - Yes, Commissioner English - Yes, Commissioner Perry - Yes, Commissioner Zane - Yes, Commissioner Anderson - Yes, Commissioner Stewart - Yes, Commissioner Druck - Yes, Commissioner Metsch - Yes.

Total vote: Yes – 9 / Nays- 0

Vice Chairperson Pregibon called the next address:

Address: 306 Hudson Street
Applicant: Steven McFarland
Architect: James McNeight
Block/Lot: 214.1/32

The Historic Preservation Commission was this application for development of a new 4 story structure to be located in the Historic District at the above property. Upon hearing testimony from the applicant and the architect, the Historic Preservation Commission makes the following comments and recommendations for the Board's consideration:

1. The existing structure is not the original building on the lot. According to the 1891 Sanborn Map the original structure on the lot was a 2.5 story frame house. The city of Hoboken tax file indicates the year built as 1301, but it is unclear if that reflects the year when the principal building was replace. It would also appear that additional updated where made to the building that further altered it over the years.
2. The existing structure was built in the Federal style, but it is the only Federal style building on block. The majority of building; along this block frontage are "Greek Revival", a few are "Italianate", and one has Moorish details.
3. Based on 1 and 2 above, it could be argued that existing structure is noncontributing to the historic character of the block.
4. The proposed new building, as shown on the plans presented to this Commission, show a building that is a mash-up of architectural styles with a combination of Greek revival, Italianate, and Federal design elements.
5. The Commission requested that Mr. McNeight amend the façade of the building to reflect a more consistent design style; with recommendations that included, among other, replacement of the double entry door with a single door entry with transom and side-lights, separation of the mullioned windows at the basement and 1st floors to retain the vertical alignment of the fenestration, and choosing a cornice that is consistent with the overall architectural style.
6. The Commission respectfully request, an opportunity to review the final design for appropriateness before it is approved by the Planning Board.
7. Because this application is to be reviewed by a higher land use board, it is outside of the Historic Preservation Commission's purview to approve or deny the application for demolition. The Commission did, discuss the proposed demolition and in the end, no consensus was reached to recommend either demolition/replacement or preservation of the existing building. A straw poll returned a 4-3 vote not to recommend demolition.

Chairperson Sanchez recuse herself,

Chairperson Sanchez called next Address.

Address: 803 & 805 Washington Street
Applicant: Brw United Holdings
Architect: James McNeight
BLK/Lot: 219/2 & 3

Applicant was approved for the renovation of this building due to fire-damaged on the fourth floor bay and roof. This renovation will consist of the installation of, new double hung Marvin clad wooden windows shall be installed throughout the buildings and will be painted Hampton Sage finish, existing metal bay windows and roof will be covered with G.A.F sienna shingles 'Aged Oak' shall be painted. The top 23'-0 of 803 Washington Street the bay shall be reconstructed to match the existing adjacent structures along with the cornice will remain brick and will be painted Benjamin Moore Hc-25 Quincy Tan. Will be restoring the terracotta emblems to its original surface. The lime stone rustification restore to surface, restored to the original surface. The original entry doors will be restored and painted to match new cladding finish. Applicant also will be power washing the face of the building.

A motion was made to approve as presented by Commissioner Pregibon and seconded by Commissioner Anderson.

Roll call vote: Commissioner Sanchez - Yes, Commissioner Pregibon - Yes, Commissioner Perry - Yes, Commissioner Zane - Yes, Commissioner Anderson - Yes, Commissioner Stewart - Yes, Commissioner Druck - Yes, Commissioner Metsch - Yes.

Total vote: Yes – 8 / Nays - 0

Commissioner English recuse himself

Chairperson Sanchez called the next address:

Address: 214 Washington Street
Applicant: Bijou Properties
Architect: Nastasi
Block/Lot: 2013/1

Application was approved for the demolition of existing storefront façade, will be replaced with new stone veneer and glass, the bulkhead & above the storefront will be Stone veneer color, will be cream white. A new glass window will be installed as well as a frame less glass entry door which will be set back approximately 24 inches from the property line.

Signage will be placed to the new glass transom, but no sign was approved at this time.

A motion was made to approve as presented by Commissioner Anderson and seconded by Commissioner English.

Roll call vote: Commissioner Sanchez - Yes, Commissioner Pregibon - Yes, Commissioner English - Yes, Commissioner Perry - Yes, Commissioner Zane - Yes, Commissioner Anderson - Yes, Commissioner Stewart - Yes, Commissioner Druck - Yes, Commissioner Metsch - Yes.

Total vote: Yes – 9 / Nays-0

Address: 69 Jefferson Street
Applicant: Red Bridge
Architect: Minervini Vandermark LLC
Zone: R-2 Residential

This applicant was approved for the demolition of a structure, the applicant was approved to permit the demolition of a two-story residential building and to replace same with a four-story residential building,

each floor will contain two (2) two family units for a total of eight (8) units. The new structure shall match the height of the adjacent brick residential structures.

The Application was approved with following conditions:

1. The demolition of the site shall take place in strict conformance with the testimony, Plans and drawings which have been submitted to the Commission with this application.
2. The Applicant shall inspect the existing floors and walls of the building to be demolished at every floor level during the course of the demolition.
3. The Applicant shall not use heavy machinery to demolish the existing building.
4. The Applicant shall conduct a soils test to be performed upon the completion of the demolition of the existing building on the property.
5. The Applicant shall use electronic vibration monitoring on the walls of the adjacent building during demolition.
6. The Applicant shall provide a certification that taxes are paid to date of approval.
7. The Applicant shall maintain the existing backyard and landscape and level the backyard after demolition of the existing building.
8. Payment of all fees, costs, escrows due or to become due. Any monies are to be paid within twenty (20) days of said request by the Commission Secretary.
9. Subject to all other applicable rules, regulations, ordinances and statutes of the City of Hoboken, County of Hudson, State of New Jersey or any other jurisdiction.

A motion was made to be approved by Commissioner Anderson and seconded by Commissioner Zane.

Roll call vote: Commissioner Sanchez - Yes, Commissioner Pregibon - Yes, Commissioner English - Yes, Commissioner Perry - Yes, Commissioner Zane - Yes, Commissioner Anderson - Yes, Commissioner Stewart - Yes, Commissioner Druck - Yes, Commissioner Metsch - Yes.

Total vote: Yes - 9 / Nays-0

A motion was made to adjourn at 9:30 P.M.

Hoboken Historic Preservation Commission Meeting Minutes
June 5, 2017

Chairperson Sanchez called the meeting to order at 6:30 P.M. He announced that this is an open public meeting of the Hoboken Historic Preservation Commission and that adequate public notice has been provided by means of a notice posted outside the City Clerk's office, advertisements in the Jersey Journal, Hoboken Reporter and The City of Hoboken's web site.

All Historic Preservation Meetings are recorded.

Roll Call:

Present:

Martin Anderson
Dennis English
Ellen Stewart
Susan Pregibon
Ana Sanchez
Steven Zane
Gretchen Druck.
James Perry
Jonathan Mensch
John Miller (attorney for HPC)

Absent:

Seth Abrams

At this point Chairperson Sanchez stated on behalf of all the Commissioners she will like to say congratulations to Gretchen on the birth of her new babies, and will hate to see her leave the HPC on the contrary we wish her and her family all the best of luck in future .

Chairperson Sanchez called the first address:

Address: 89 Hudson Street
Applicant: Gillis Axe
Contractor: Ten Supplies
Block/Lot: 223/01
Zoning: (CBD) Central Business District / (H) Historic District

Applicant was requesting the approval for the installation of four new awning, two facing Hudson, Street elevation and two facing the Newark Street elevation, Commissioners made some suggestions for the recovering the existing awning, one suggestion was made by Commissioner Zane, and that was to just have one awning on each elevation Hudson and Newark Streets, with signage in the center of each awning, which will read (Nest Seekers International Real Estate). Commissioners requested that one awning is placed on the Hudson elevation and one awning on the Newark Street elevation, applicant agreed to this request. Awning color will be black with white letter; letter size will between 8 to 2 inches

A motion was made to approve as amended with (2) awnings by Commissioner Anderson and seconded by Commissioner English. **(All in favor). Yes.**

Total Vote: yes-9/ nays-0

Chairperson called the next address:

Address: 84 Washington Street
Applicant: Mike Asch/Tiger Shulman

Contractor: Brain Waze/Ray Guzman
Block/Lot: 211.1.01
Zone: (CBD Central Business District/ (H) Historic District

Applicant was approved for the installation of new window graphics treatment all will be placed behind the glass, which some of the Commissioners felt that this, was a good thing, that no holes will be placed in the ; are being put into this brownstone building. The window graphics treatment facing Washington Street, will measure (a. Window 35.5"x 68.5") ((b. Window graphics 44"x68.5") logo 36" a.)

And the; framing measurement will be 10.5 wide x 8 long inches.

Newark Street: windows 3 and 4 will be a picture of a logo and a picture of a child measurement of this graphics will be 30"x50". Each photo will be lit from behind will low voltage lighting, will have clear acrylic glass stand-off.

A motion was made to approve as presented by Commissioner Anderson and second by Commissioner Perry: all in favor yes

Total vote: Yes - 9 / Nay - 0

Chairperson Sanchez called the next address:

Address: 55-57 Newark
Applicant: Todd Hennessey
Architect: George Weiner
Block/Lot: 210.1/17 818
Zone: CBD (H)

Applicant was requesting approval of renovations to the front façade of this building; specifically, applicant was asking to remove the existing black glass and to restore the underlying brick as much as possible. Commissioners agreed to have the work completed in two phases: the first, to remove the existing thin brick and/or black glass. Upon the removal of all existing covering materials –brick and parging - a new entry foyer will be created at the doorway facing Newark Street. At this point work shall stop and applicant must return to the Historic Preservation Commission for the second phase. A motion was made by Commissioner Zane to approve with the amendments, and seconded by Commissioner English, all in favor.

Total vote: Yes - 9 / Nay - 0

Foot note: this building received demolition approval on September 5, 2017 from the Construction official

Chairperson Sanchez called the next address:

Address: 114 Washington Street
Applicant: Marciano Stanco –Popular Community Bank
Architect: Magnum Opus Architecture
Block /Lot: 200/28
Zone: CBD Central Business / Historic District

Updates to this application were approved with the resubmission for the storefront. During the original hearing of the Historic Commission, requested one of the conditioned to the approval was that if columns were found during demolition that the applicant would come back for additional consideration, at this point the applicant did find decorative cast iron columns in good condition. They wish to expose and restore columns. Plans have been

amended accordingly. The new raised steel columns to be painted to match the new storefront which is black metal façade panels, glass and aluminum storefront window/door system, and the sign box will be removed; the existing cast iron columns (3) on the storefront will be exposed, cleaned, and painted blue to match the replacement storefront panels. This storefront will be reconstructed, with ISPAN 540 Blue AZEK building panels crown moldings above and below the sign band, and molding trim on the new sign panel, below the windows, and on the fill panels next to the tempered glass. The retail entrance will be relocated to the right side of the storefront and will be recessed about 3' from the building line. The field of the sign panel will be 2'4.25''high, running the width of the building from the column to outside column, approximately 23'.6''. The sign shall consist of a red logo box not to exceed 1'9''square x5''deep flush mounted to the sign panel, and individual aluminum pan letters reading (POPULAR COMMUNITY BANK) letter shall not exceed 10.5 inches in height. Logo will be internally lit; letters will be halo lit.

A motion was made to approve with the amendments by Commissioner Anderson and seconded by Commissioner Druck; all in favor yes.

Total vote: Yes - 8 / Nays –

Chairperson Sanchez recuse herself

Chairperson Sanchez called the next address:

Address: 613 Court Streets
Applicant: Mr. &Mrs. Thomas
Architect: Jensen Vasil
Block/Lot: 217.01/24
Zone: R-1 Residential (H) Historic District

Applicant was requesting for the Construction of a new 20'-0'' 2 story30'-0'' high accessory structure at the Court Street frontage which will be one (1) dwelling unit over the existing garage. Commissioners had some concerns about the high of the building, and also about the façade which did not seem to blend in to the area. At this point the Commissioners made some suggestions and requested that the applicant return with new plans that would blend in with the neighborhood. Architect Jensen Vasil agreed he will discuss this with the applicant and return at later date.

No vote was taken at this time.

Chairperson Sanchez called the next address

Address: 507 Washington Street
Applicant: 507 Washington Streets LLC
Architect: Nastasi
Block/lot: 216/5.01
Zone: R-1 Residential (H) Historic District

Applicant's Architect Mr. Nastasi was requesting for the renovation of the existing storefront façade, for the demolition of existing storefront, including the residential entrance to the left of the retail storefront. The new façade will have three piers; 1 far left and 1 far right of the width, and 1 separating the residential entry from the storefront; a 12'' knee wall, also wood with raised panel trim. Retail entrance will be relocated to the far right and both retail and residential entrances will be recessed 3'. A 12 inch knee wall, also in wood with raised panel trim and sill, will cross the front and wrap around the end into recess of retail entrance. A 12'' knee wall, support a single pain storefront window in the front and a single pane side window in recess, both doors will be wood trim, panels and glass to match the front. A new, wooden 37 inches (h) storefront cornice will be installed across the full wide of the façade; the cornice will leave approximately 16-18 inches of brick below the 2nd floor window sill. Cornice will

have raise molding along the top and bottom to create a sign band approximately 22'' (h). LED strip lighting will be built into and screened by the lower molding to up-light the sign band. No sign application, were submitted at this time.

A motion was made to approve by Commissioner Pregibon and seconded by Commissioner Druck.

Roll call vote: Commissioner Sanchez -Yes, Commissioner Pregibon - Yes, Commissioner English - Yes, Commissioner Perry - Yes, Commissioner Zane - Yes, Commissioner Anderson - Yes, Commissioner Stewart - nay, Commissioner Druck - Yes, Commissioner Metsch - Nay.

Total vote: Yes - 8 / Nays - 1

Chairperson Sanchez called the next address:

Address: 644 Washington Street
Applicant: Osvaldo Martinez
Architect: OMLK
Block/Lot: 205/25.1
Zone: R-1 Residential (H)

Applicant was approved for the restoration of this property which is located in the R-1 Historic District; this approval is for the following:

1. Existing painting of the brick façade to be removed and the building will be repointed to match the existing mortar color
2. The existing Cornice and lower Cornice to be scraped of the existing paint, and repaired as necessary and repainted. The
3. upper cornice will be painted Benjamin Moore Roxbury Caramel HC-2 with the lower cornice/ wood panels to be painted Benjamin Moore Hale Navy HC-154.
4. All existing window throughout the buildings stone sills and lintels to be removed of paint and repaired as necessary.
5. Existing brownstone banding at side elevation to be exposed and refurbished as necessary.
6. Existing plywood storefront base/bulkhead to be removed and new base/bulkhead will be replaced and wood panels will be painted Benjamin Moore Hale Navy Hc-154 and the exiting columns and trim accent color will be painted Benjamin Moore, Clinton Brown Hc-7.
7. Existing transom windows to be replaced along with new windows for the storefront which will have aluminum framing, color will match the Columns. Existing Bars on the windows on the 7th street elevation will be removed and not replaced.
8. Existing wood-framed canopy/display box above the storefront will be rebuilt. Replacing the missing obscured glazing to be (LED) backlit with warm color temperature with color lighting 2700-3000k.

A motion was made to approve as presented by Commissioner Anderson and seconded by Commissioner English, all in favor. Yes.

Total vote: Yes - 9 / Nay - 0

Address: 532-534 Washington Street
Applicant: Sardar Kayman
Architect:
Block/Lot: 204/25
Zone: R-1 Residential (H) Historic District

Applicant was requesting for the renovation to this existing storefront with new signage. However the applicant did not attend tonight's meeting, therefore he will have to reschedule.

A motion was made to adjourn @ 10:00 P.M. All in favor

SPECIAL MEETING OF THE HOBOKEN HISTORIC PRESERVATION COMMISSION
Minutes – JULY 11, 2017

Chairperson Sanchez called the meeting to order at 6:45 P.M. She announced that this is an open public meeting of the Hoboken Historic Preservation Commission and that adequate public notice has been provided by means of a notice posted outside the City Clerk's office, advertisements in the Jersey Journal, Star Ledgers, and The City of Hoboken's web site.

All Historic Preservation Meetings are recorded.

Chairperson Sanchez requested roll call

Present

Martin Anderson
Seth Abrams
Ana Sanchez
Susan Pregibon
Ellen Stewart
Steve Zane

Absent

Jonathan Metsch
Dennis English

This Special meeting of the HPC is dedicated only for two demolition applications and one mural design.

Chairperson Sanchez called the first address:

Address: 1037 Clinton Street

Applicant's names: David Goldberg.

Architect's names: Minervini Vandermark

Attorney's names: Robert Matule

This applicant was approved for the demolition of a two story residential building. The applicant proposed to replace the Residential building, with four-story units. Each floor will contain two (2) two-family units for a total of eight (8) units. The new structure shall match the height of the adjacent brick residential structures.

Attorney for the applicant, Robert Matule Esq. stated that the Applicant was seeking approval permitting the demolition of the existing structure on the property in order to construct a new four –story residential building in its place.

Testimony was taken from the Applicant's architect, Sujan Shrestha, who stated he is not a licensed architect in the State of New Jersey. He has been employed by Minervini Vandermark Architecture for ten years and is currently taking exams to become a licensed architect in New Jersey.

Mr. Shrestha stated that the building which is a two-story building with a partial basement which is set back 4 feet 8 inches at the front from the adjoining structures in this neighborhood and 2 foot setback at the rear of the property. Sujan also stated that there are no party walls which exist for the existing building. He also testified that the existing building has no historic or aesthetic significance due to in part to its setback from the adjoin building.

Sujan also stated that he is unaware of any historic significance of the current building. He added that any remodeling or additions to the current building would require the building to be up to code and will comply with flood regulations. He concluded that compliance with flood regulations white not insurmountable would be cost prohibitive to this project.

Testimony was then taken from the applicant's engineer, Bevan Lawson. Mr. Lawson testified that he visually inspected the exciting building on April 7, 2017. At this point of the meeting, he stated that the structural framing of the existing building consists of timber floor and roof joists supported by the south exterior wall, an interior timber wall and a north bearing wall. He also stated that the basement contains a series of masonry piers and timber beams which support the interior timber stud bearing walls above. Mr. Lawson further testified that the attached two front decks may be causing damage to the existing façade.

Mr. Lawson testified that first step for demolition will be to disconnect all utilities and remove all interior finished, exterior doors and windows.

Mr. Lawson testified that starting at the roof level; the applicant shall remove the existing roofing, roof sheathing and roof joists. He added that the existing second floor timber stud walls will then be demolished and the sheathing and floor joists on the second floor will be removed. Mr. Lawson also stated the existing basement walls and foundation would be removed and filled with compact fill to the sidewalk level.

Mr. Lawson stated that in his professional opinion, the demolition will have no impact on adjacent buildings as the subject Property is independent of that structure.

Mr. Matule stated the property is not located in the City's Historic District and the current building is an "old, pedestrian" building with no historic significance.

At this point of the meeting the Commissioner concludes that the building proposed for demolition on the property is of little or no historic, architectural or aesthetic significance. The building is over 100 years old and has settled rendering portions unusable. The structure itself is also not identified in the municipal master plan or in a state or federal register being historic significant.

Commissioners also agreed that the removal of this existing building and construction of a new four story residential structure will enhance the ambiance of the neighborhood.

Commissioner Stewart had questions about when the building, when was it constructed and what was the significance's it has to the neighborhood,

A motion was made to approve as presented by Commissioner Pregibon and seconded by Commissioner Abrams.

Roll call vote: Commissioner Pregibon - Yes, Commissioner Abrams – Yes, Commissioner Zane - Yes, & Commissioner Perry – Yes. Commissioner Stewart - Nay, Commissioner Anderson - Nay and Commissioner Sanchez – Nay.

Total vote: Yes - 4 / Nays -3

Chairperson Sanchez called the next address:

Address: 320 Bloomfield Street:

Applicant's Name: Hudson Street

Architect's Name: Jensen Vasil

Attorney's Names: Robert Matule

Applicant was requesting for the demolition of the existing 2 story plus basement residential structure. This application was for a full demolition of the existing front and rear elevation, by the removal of portion cement from the front façade to determine the brick, behind. Will construct a new four story two family structure.

Attorney Mr. Matule, made an opening statement, about the demolition Ordinance: Z438

Mr. Vasil, testified that this is a 2 story-family residential structure with a below grade basement and perimeter foundation walls, wood –framed walls as 1 wood framed roof supported by perimeter walls. The exact age of the building is unknown but it is believed to be approximately 90-100 year old. There is building attached to the right and left elevations of the subject building.

The front wall is framed with 2''x4'' wood studs and 4'' face brick covered with stucco, and no major structural damage was observed to the building.

At this point in the attorney for the HPC and some of the commissioners felt that the engineer testimony was very important to this application and all agreed that this application will be carried to the next HPC meeting which will be on August 7, 2017.

Chairperson Sanchez called the next address:

Address: 313-315 Washington Street

Applicant's Name: Seth Martin

Architect's Name:

This application was seeking to implement a mural on the South side of the building.

This mural will cover the entire South side of the building which faces the bank parking lot. This building is a slightly irregular shape of 50 feet in height and 65 feet in length. The entire mural will be seen from Washington Street whether walking or riding. The message of the connectedness of all humanity will be a constant part of the daily landscape.

The Project consists of an image that will be mainly white line art on a black background. This piece of art will represent the coming together of opposite colors and create a message.

Commissioners stated that HPC do not have, jurisdiction, over murals. The HPC Attorney for the board Mr. Miller read the ordinance once again: primarily 42:21 (B) The historical character of a property will be retained and preserved. The replacement of intact or repairable historical materials or alteration of features, spaces and spatial relationship that, characterize a property will be avoided.

After a long discussion about if murals are permitted in the Historic district, many of the Commissioners felt that they do not have guidelines to approve this mural. Commissioner Zane stated that art is of one's own perception. So that is why this application is hard to judge.

A motion was made for denial by Commissioner Pregibon seconded by Commissioner Anderson.

Roll call vote: Commissioners Pregibon - Yes, Abrams - Yes, Anderson - Yes, Stewart - Yes, and Sanchez - Yes and Perry - Nay.

Total vote: Yes - 5 / Nays - 1

A motion was made to adjourn @ 9:30 P.M. All in favor

MEETING OF THE HOBOKEN HISTORIC PRESERVATION COMMISSION
Minutes –August 7, 2017

Chairperson Sanchez called the meeting to order at 6:45 P.M. She announced that this is an open public meeting of the Hoboken Historic Preservation Commission and that adequate public notice has been provided by means of a notice posted outside the City Clerk's office, advertisements in the Jersey Journal, Hoboken Reporter Hoboken' **website**.

All Hoboken Historic Preservation Commission meetings are recorded.

Chairperson Sanchez requested a roll call.

Present

Susan Pregibon

Steve Zane

Ana Sanchez

Dennis English

Martin Anderson

Ellen Stewart

John Miller (board counsel)

Absent

Jim Perry

Seth Abrams

Jonathan Metsch

Chairperson Sanchez informed the commissioners that she and Vice Chairperson Pregibon will be meeting with the State on August 29, 2017 to discuss the architectural survey.

After brief discussion, the commissioners voted on the Resolution of Demolition Approval for 1037 Clinton Street. A motion was made to approve the resolution as presented by Commissioner Zane and seconded by Commissioner Pregibon.

Total Vote: Yes – 6 / Nay – 0

Chairperson Sanchez called the first address:

Address: 313 Washington Street

Applicant: Seth Martin

Architect: Ray Guzman

Block /Lot: 214/8

Zone: CBD Central Business / Historic District

Ray Guzman attended tonight's meeting to discuss what transpired at last month's HPC meeting during which the board denied this application. Members of the board said that the board does not have the proper guidelines to ~~place~~ approve or deny a mural.

Commissioners continued to talk about circumstances in which murals might be appropriate in the Historic District. One commissioner suggested that "Perhaps if this mural pertained to something historical to the city or events" it might acceptable.

At this point in the meeting, board counsel for the Historic Preservation Commission read §42-20A of the City Code which states, "In performing its responsibilities as set forth in the chapter, the Historic Preservation Commission shall apply the United States Secretary of the Interior's Standards for the Treatment of Historic Properties, as stated in Article III."

Counsel also cited §42-21:

"Preservation shall be considered the most appropriate treatment of a historical property; when the property's distinctive materials, features, and spaces are essentially intact and thus convey the historic significance without extensive repair or replacement; when depiction of a particular period of time is not

appropriate; and when a continuing or new use does not require additions or extensive alterations. Consistent with §42-20; the following preservation standards shall apply:

- A. A property will be used as it was historically or be given a new use that maximizes the retention of distinctive materials, features, spaces and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilize until additional work may be undertaken.
- B. The historical character of a property will be retained and preserved. The replacement of intact or repairable historical materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

Counsel remarked that at this point that murals don't conform to these standards, however we don't want to dismiss the matter altogether.

Commissioner Pregibon stated to Mr. Guzman - "This is not Philadelphia or Jersey City" "Murals belong in blighted neighborhoods" We don't want this to be the first mural approved because we do not have guidelines.

Chairpersons Sanchez and Vice Chair Pregibon stated that the board is working on updates to the Master Plan and murals will considered, but it is not prepared to approve this application at this time.

The application was tabled.

Chairperson Sanchez called the next address:

Address: 320 Bloomfield Street

Applicant: Hudson Street Investment Fund LLC

Architect: Jensen Vasil

Attorney: Robert Matule

Block/Lot: 190/22

Zoning: R-1 Residential

This building is a 2 story, single-family residential structure with a below-grade basement and perimeter layout of approximately 750 square feet. The structure is constructed with brick masonry perimeter foundation walls, wood-framed walls as well as a wood-framed roof supported by perimeter walls. There is a building attached to the right and left elevation of the subject building.

The exact age of the building is unknown, but Commissioner Stewart did some research and found that this building was constructed between 1850 and 1856, which makes it one of the oldest structures in the city. She also provided some historical background regarding the property.

Applicant was seeking approval to remove and replace the front and rear facades so as to be able to strengthen the existing wall framing as required for the proposed vertical expansion. Applicant wanted to remove the brick and siding so they can design the framing and strengthen the wall to withstand the additional dead load and live load, as well as the additional wind and seismic loads that will result from the proposed vertical expansion. Applicant's architect, Mr. Vasil, stated that this removal is necessary to continue the proposed expansion. It is his opinion that the removal of front and rear façades will not impact or pose any effect to the neighboring façade of the adjacent buildings.

This application was approved with amendments that included the requirement that the applicant document everything having to do with the existing structure, including the façade, retain all architectural materials, reuse of the brick, cornice, etc., and keep a record of the process of removing the stucco.

A motion to approve was made by Commissioner Zane and seconded by Commission Pregibon.

Roll call vote: Commissioner Zane - Yes, Commissioner Pregibon - Yes, Commissioner English - Yes, Commissioner Sanchez – Yes, Commissioner Anderson - Nay and Commissioner Stewart - Nay

Total vote: Yes – 4 / Nays - 2

Chairperson Sanchez called the next address:

Address: 613 Court Streets (returning from 6/5/17)
Applicant: Mr. & Mrs. Matt Thomas
Architect: Jensen Vasil
Block/Lot: 217.01/24
Zone: R-1 Residential (H) Historic District

The application was for the construction of a 20'0", 2 story, 30'0" high accessory structure at the Court Street frontage, which would consist of one (1) new dwelling unit over a garage.

Court Street exterior elevation:

The 1st floor will have new Craftsman door. All doors will be stained mahogany. Will be placing a new steel channel header, painted black, between the 1st and 2nd floors.

Will be installing new, Marvin wood-clad casement and transom windows throughout the building. Color will be black. Will be reusing brick from main house throughout the building. Will be installing new ACM color copper panels below windows on the 2nd and 3rd floors. Cornice will have aluminum clad corbels and fascia board.

Rear exterior elevation:

Will also have Integrity by Marvin wood-clad awning windows; exterior color will be black. Will have new 3 part cement stucco finish throughout the rear of the building; color will be Revere Pewter (HC-172). Rear cornice will be 1x10 composite fascia board and will be painted black. Rear of the building will have new 4" aluminum gutter painted black, with 3" dia. leader, also painted black.

A motion was made to approve as presented by Commissioner English and seconded by Commissioner Anderson.

Roll call vote: Commissioner English - Yes, Commissioner Stewart - Yes, Commissioner Zane - Yes, Commissioner Anderson –Yes, and Commissioner Sanchez – Yes.

Total vote: Yes - 5 / Nays - 0

Commissioner Pregibon recused herself.

Chairperson Sanchez called the next address:

Address: 931 Hudson Street
Applicant: Seth Martin
Architect: Nastasi
Block/Lot: 238/11
Zone: R-1 Residential

Applicant was approved to install a glass casing over the new elevation bulkhead which was approved last year.

A motion was made to approve as presented by Commission Pregibon and seconded by Commissioner Anderson.

Roll call vote: Commissioner Anderson - Yes, Commissioner English - Yes, Commissioner Zane - Yes, and Commissioner Pregibon - Yes, and Commissioner Stewart -Yes and Commissioner Sanchez – Yes.

Total vote: Yes – 6 / Nays - 0

Chairperson Sanchez called the next address:

Address: 107-111 Washington Street, also Court Street
Applicant: Nastasi Architects
Architect: Nastasi
Block/Lot: 212/ 2 & 3
Zone: (CBD) (H) (CS)

This application was for the following:

The new construction of ,the five (5) story mixed-use building with commercial space fronting Washington Street elevation on the first and second floors. Also proposed is new construction of a 3-story accessory building with two apartments.

The Washington Street building is proposed as a modern interpretation of the limestone clad building adjacent to the site. The first floor will feature over 50 feet of continuous storefront glazing, providing access to the Washington Street and serves the nine apartments in the proposed principal building as well as the existing Walgreens occupant load. Above this band of commercial storefront, 4 large bays are carved into the new face, resembling the repetitious carvings in the First Street façade of the adjacent building to the south. The modern frames project slightly outward from the living and bedrooms.

Court Street elevation: This will be a 3 story accessory building which has been designed to complement the proposed principal building while simultaneously integrating the existing fabric of Court Street. The first floor is dedicated to covered trash and storage spaces for both Walgreens and the proposed commercial space; two residential parking spaces for the apartments above; and a residential lobby, all of which are clad in wood-toned planking to mimic the carriage house scale and character of Court Street. The main façade of the building is red brick with punched windows. The living room of each apartment will feature a stone-framed picture window that projects slightly. The vertical element of residential entry is finished with gray architectural metal cladding. After a brief discussion Commissioner Preginon requested that the garage doors on Court Street be made of wood.

A motion was made to approve by Commissioner Pregibon with the amendment of wooden garage doors and second by Commissioner Anderson.

Roll call vote: Commissioner Anderson – Yes, Commissioner Zane - Yes, Commissioner English - Yes, Commissioner Pregibon – Yes, Commissioner Stewart - Yes and Commissioner Sanchez – Yes.

Total Vote: Yes - 6 / Nay - 0

Chairperson Sanchez called the next address:

Address: 534 Washington Street
Applicant: Sardar Kayman (June 5 HPC meeting)
Contractor:
Block/Lot: 204/25
Zoning: R-1 Residential (H) Historic District

The applicant wants to keep the existing storefront and windows as well as the existing architectural elements of the storefront, but remove the existing porcelain tiles around and above the storefront. The board requested that there be two phases. The first phase will be to remove the existing awning and wood to explore what might be behind them, and to document is exposed and also have someone from the city look at it. The second phase will be determined after the findings during the first phase have been presented.

The applicant agreed and will return to the next HPC meeting with his findings.

Chairperson Sanchez called the next address:

Address: 212 Washington Street
Applicant: Dunkin' Donuts
Architect: Gary Kliesch (Gk+a)
Block/Lot: 201/25
Zone: CBD- Central Business/ (H) Historic District

Applicant was requesting approval for the replacement of the existing single pane glass window and door, and the relocation of the door to the south side of the storefront, as well as the addition of new materials to the façade to improve the appearance of existing painted metal. The Commissioners had a discussion about moving the doors and the type of materials being requested, and at this time applicant agreed to amend this application and return to the next HPC meeting. No vote was taken at this time.

Chairperson Sanchez called the next address:

Address: 79-83 Hudson Street
Applicant: Sunnyside
Contractor: Fit Signs
Block/lot: 222/3
Zone: CBD Central Business (H) Historic District

Applicant was seeking approval for the replacement of a new sign and awning. The existing awning frame over the storefront windows will be retained and recovered with a new canvas fabric in yellow/grey/black stripe (#4879 Rodanthe Metallic Sunbrella). Size will remain 5'8" (w) x 3'0" (d). A new non-illuminated wall sign will be installed above the store entrance, between the awnings, consisting of a wood back-board measuring 7'0" (w) x 2'4" (h) with white PVC (Sintra) cut letters reading "SUNNYSIDE" in 12" (h) letters, and the words "Café & Eatery" in 4.5" (h) letters. The café setup will consist of five removable metal-frame fence sections with canvas inserts. The inserts will be yellow to match the yellow stripe of the awning. "SUNNYSIDE" will be printed in white letters on the faces of the canvas inserts.

A motion to approve was made by Commissioner Zane and seconded by Commissioner Anderson. All in favor: yes.

Commissioner Anderson - Yes, Commissioner Zane - Yes, Commissioner English - Yes, Commissioner Pregibon - Yes, Commissioner Stewart - Yes and Commissioner Sanchez – Yes.

Total vote: Yes – 6 / Nay – 0

Chairperson Sanchez called the next address:

Address: 533 Washington Street
Applicant: Ignatius Caramia/Muteki Ramen
Architect: Icom Architects
Block/lot: 216/18.01
Zone: (R)-1 Residential (H) Historic

This property is located in the Residential R-1 Historic District (H). The application was for the following

Storefront: New aluminum and glass storefront to be repaired and refurbished. Will provide with new full lite door. The bulkhead of this storefront will be painted Hc.879. The board requested that the apartment entrance door be painted "White Opulence".

Signage: Applicant will be repairing the existing sign back board before installing new sign over the storefront. This sign will read "MUTEKI RAMEN". Total gross advertising area of signage will be 23 square feet. (Gross signage area must not exceed 10% of dimensions of the storefront façade, which is 233 square feet.) Proposed sign

will measure 17'5" (w) x 1'10" (h) which totals 32 square feet. Sign board will be painted Benjamin Moore – Iron Mountain (2134-30). Lettering & logo will be raised metal (aluminum or equal). Letters will measure about 10 inches high and logo will be about 12 inches high. Color of letters will be burnt orange.

Awning: Will be installing new retractable awning, in canvas with loose skirt. Color will be Marine Blue- 60078-000. This rollup awning will have an 8-foot projection.

Lighting: Will be installing new peak linear “gooseneck” fluorescent sign light above the new sign.

A motion was made to approve by Commissioner Pregibon and seconded by Commissioner Anderson.

Roll call vote: Commissioner Anderson – Yes, Commissioner Pregibon – Yes, Commissioner Stewart – Yes, Commissioner English - Yes, Commissioner Zane – Yes and Commissioner Sanchez – Yes.

Total vote: Yes - 6 / Nay - 0

Chairperson Sanchez called the next address:

Address: 535 Washington Street
Applicant: Ignatius Caramia /Piki Poke
Architect: Icom Architects
Block/lot: 216/19.03

This property is located in the Residential R-1 Historic District (H). The application was for the following:

Storefront: New aluminum and glass storefront to be repaired and refurbished provide with new full lite door. The bulkhead of the storefront will be painted Benjamin Moore Marine Blue and White Opulence HC 879. Commissioners requested that the apartment entrance door be painted in White Opulence.

Signage: Will be repairing the existing sign back board before installing new sign over the storefront. This sign will read “PIKI POKE”. Total advertising area of signage will be a maximum of 23 square feet, which is 10% of the storefront area. Proposed sign will measure 17'5" (w) x1'10" (h), which totals 32 square feet, sign board will be painted Benjamin Moore White Opulence HC 8879. Lettering & logo will be raised metal aluminum letters which will be about 10 inches high and logo will be about 12 inches high. Color of letters will be burnt orange.

Awning: Will be installing new retractable awning, the color of which will be Marine Blue-60078-000. This awning will have a projection of approximately 8 feet.

Lighting: New linear gooseneck fluorescent signage lighting will be installed

A motion was made by Commissioner Zane to approve as presented and was seconded by Commissioner Anderson.

Roll call vote: Commissioner Anderson – Yes, Commissioner Pregibon – Yes, Commissioner Stewart - Yes; Commissioner English – Yes, Commissioner Zane - Yes and Commissioner Sanchez – Yes.

Total Votes: Yes – 6 / Nay - 0

Chairperson Sanchez called the next address:

Address: 300 Washington Street
Applicant: Mamoun’s Hoboken LLC
Contractor: Abracadabra signs
Block/lot: 202/35
Zone: CBD Central Business District (H) Historic

Applicant was approval to install its trade sign and awnings on the exterior of the building as follows:

1. One fixed sign and retractable awning on the commercial portion of the Washington Street façade.
2. One fixed sign and two smaller fixed, sectional awnings along the Third Street side of the building.
3. One blade sign at the corner of the building.

During the course of the meeting, the commissioners indicated that they would be will to approve the blade sign component if applicant agreed to remove the logo discs from the two fixed signs. In response, the applicant requested that the board move forward with approving the application as noted above and that in the event his design team subsequently decided to move forward with the alternative blade sign design, he would submit and amended application.

A motion was made to approve as amended by Commissioner Pregibon and seconded by Commissioner Anderson.

Roll call vote: Commissioner Anderson – Yes, Commissioner Zane – Yes, Commissioner English - Yes, Commissioner Pregibon - Yes, Commissioner Stewart - Yes and Commissioner Sanchez – Yes.

Total vote: Yes – 6 / Nay - 0

A motion was made to adjourn this meeting at 9:30 P.M.

MEETING OF THE HOBOKEN HISTORIC PRESERVATION COMMISSION

Minutes – September 11, 2017

Chairperson Sanchez called the meeting to order at 6:45 P.M. She announced that this is an open public meeting of the Hoboken Historic Preservation Commission and that adequate public notice has been provided by means of a notice posted outside the City Clerk's office, advertisements in the Jersey Journal, Hoboken Reporter and The City of Hoboken's web site. All Historic Preservation Meetings are recorded.

Chairperson Sanchez requested roll call

Present

Jim Perry
Steve Zane
Ana Sanchez
Seth Abrams
Martin Anderson
Ellen Stewart
Jonathan Metsch
John Miller (Board Counsel)

Absent

Dennis English
Susan Pregibon

Chairperson Sanchez, inform the Commissioners about the meeting that took place with the State on, August 29, 2017 to discuss the architectural survey. Commissioners Pregibon, Stewart, Ann Holtzman and Stephen Marks were in attend along with Andrea Tingey, Jonathan Kinney and Clerk.

Commissioner Zane made a motion to approve the minutes for April 3, May 1 and July 11, 2017 and seconded by Commissioner Perry, all in favor. Yes.

Chairperson Sanchez called the first address:

Address: 534 Washington Street ok given to zoning

Applicant: Sardar Kayman (carried from 8/7/17)

Contractor:

Block/Lot: 204/25

Zoning: R-1 Residential (H) Historic District

534 Washington Street:

Will be removing the existing porcelain tile around the storefront and bulkhead, but the storefront will remain the same style, existing awning will be removed, and architectural material will remain on the cornice, existing door entrance to remain

Proposed to install four (4) goosenecks, to install new thin brick veneer around the windows, will be installing, existing, residential entrance to remain.

Will be installing Marine grade plywood over the storefront which will wear the sign will be placed; the color of this plywood will be Bohemian Black locator Number 252-c6.

Will be placing new signage on the plywood sign will read Jefferson's Coffee, individual letters, each letter will measure 8 inches high, ¼ inch thickness 2 inches deep steel, will be placing circular wood logo which will read (Jefferson coffee) letter will be about 2 inches color of the logo will brown and cream.

A motion was made by Commissioner Zane and Seconded by Commissioner Perry all in favor.

Total vote: 7-yes/0-nays

Address: 313 Washington Street (carried from 8/7/17)
Applicant: Seth Martin
Architect: Ray Guzman
Block /Lot: 214/8
Zone CBD Central Business / Historic District

Ray Guzman reiterated what was said at last month's meeting, that he would like to have a mural painted on the south side of this building facing the bank parking lot. He stated that the artist is a friend of his Davia King from LA. The image depicts, Love, friendship and community.

He also stated that he received approvals from the landlord and Support from Capitol One Bank a Fortune 500 co. who is a neighbor to the proposed mural and the message of community.

This project was presented twice to the Hoboken historic commission.

Their first presentation was declared that they needed approval from the city attorney and city council. They felt it was too big and could not meet the windows. They proposed that we come back with a different layout. Even though there was support from some of the members for the mural, their comments were not taken into a vote for consideration.

On our second presentation he was told by the zoning office that the commission did not require input from the city council, and that the historic, Commissioner has the final say. The historic board attorney said that the historic can deny anything that will change the nature or character of a building in the district.

Mr. Guzman stated we're proposing to paint the mural on the side of the building which faces a parking lot. Not the façade.

Mr. Guzman stated some of the comments from the August 7, HPC meeting.

Their comments- were as follower:

"This is not Philadelphia or Jersey city" "Murals belong in blighted neighborhoods",

" We don't want this to be the first mural approved because we fear negative feedback". "We're not saying we don't like it, we just don't have guidelines and that there is no **precedent** for this"

With that they denied the project again be fair to the present commission they have no collective memory of any murals done in the historic district. And the reason is members come and go as they are appointed by each new administration.

In 1981 I had a mural approved by the Historic commission for the side of a historic building now Arthur's restaurant.

At this point of the meeting the Commissioners still made some suggestion and opinions about murals and when they mural should be acceptable in the Historic district; perhaps if this mural pertain to something Historic, at this point of the meeting, Counsel for the HPC reiterate the Ordinance.42-20 which stated in perform in its responsibilities as set forth in the chapter, the Historic Preservation Commission shall apply the United States Secretary of the Interior's Standards for the Treatment of Historic Properties. 42-21, Standards for preservation:

Preservation shall be considered the most appropriate treatment of an historical property: when the property's distinctive materials, features, and spaces are essentially intact and thus convey the historic significance without extensive repair or replacement; when depiction of a particular period of time is not appropriate; and when a continuing or new use does not require additions or extensive alterations Consistent with S 42-20; the following preservation standards shall apply:

Counsel Miller also read the following

- A. A property will be used as it was historically or be given a new use that maximize; the retention of distinctive materials, features, spaces and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilize until additional work may be undertaken.
- B. The historical character of a property will be retained and preserved. The replacement of intact or repairable historical materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

Chairpersons Sanchez and Vice Chair Pregibon stated that we are working on updates to the master plan and Murals will be considered, but we are not prepared to approve this application at this time. At his time a motion was made to approve by Commissioner Metsch and seconded by Commissioner Perry;

Roll call vote: Commissioners: Metsch and Perry: yes

Commissioners: Anderson, Zane, Abrams, Stewart, and Sanchez: nays
This applicant had been deny
Total yes-2/ nays-5
Commissioner Sanchez Called the next address:

Address: 306 Hudson Street
Applicant: Steven McFarland
Architect: James McNeight
Block/lot: 214/32
Zone: Central Business District (H) Historic

306 Hudson Street:

Applicant Mr. McFarland, Architect James McNeight and Attorney Matule, appeared before the HPC requesting; to construct a new 5-story brick building containing a duplex unit on the basement, first floor and three simplex units on the upper three stories. The duplex will have access to a sunken rear yard the fourth floor unit will have access to a roof deck. Mr. Matule, will make the request to The Hoboken Planning Board for the demolition of existing principal structure on the Hudson Street elevation and the existing foundation will be reused and will be replacement with a new five story four residential unit structure,, there will be no change or other work with respect to the existing three story Accessory Apartment to Court Street.

Attorney Mr. Robert Matule stated that this application was heard before the Historic Preservation Commission on May 1, 2017 and is for the development of a 4-story structure, which will consisted to demolish the existing structure for below grade foundation. Mr. Matule made a statement that this application will be review by the Planning Board therefor the demolition portion of this application , it will not necessary be for the HPC to approval.

The existing structure is not the original building on the lot. According to 1891 Sanborn Map the original structure on the lot was a 2.5 story frame house. The City of Hoboken tax file indicated this.

Mr. McNeight, begin to explicate, that this building, will have the following:

Will be installing new cornice and will be painted black

Façade of the building will be red brick throughout the building

Will be installing limestone lintels and sills

Lime stone water table, the entrance door way will have clad wood exterior doors:

Will be installing new black clad wood double hung windows throughout the building

Installing, new limestone stoop to the entrance door way into the building.

At this point in the meeting Commissioner Stewart had a question about the style of the building and why it is Greek Revival and not Federal style.

Mr. McNight answered that at the last meeting some of the Commissioner suggested that, the new building should be design to blend in with other building on this block, .

A Motion was made by Commissioner Perry as present and seconded by Commissioner Abrams.

Roll call Vote: Yes, Commissioners Perry; Zane, Abrams, Metsch, 4

Nays Commissioners: Anderson and Stewart

Chairperson Sanchez recused herself

Chairperson Sanchez called the next address:

Address: 300 Washington Street

Applicant: Mamouns Hoboken LLC

Contractor: Abracadabra signs

Block/lot: 202/35

Zone: CBD Central Business District (H) Historic

This applicant was approved for the following: Will be installing a total of 3 awning one (1) facing Washington Street and (2) two facing 3rd Street The Washington Street awning will be retractable, color will be black and beige stripes and will be placing (2) two smaller fixed sectional awnings along the third street side elevation of the building, will be placing the name of the business on the, awning valance Letter will measure about 3 inches, color of all letters will be white.

Will be installing, new signs, one facing Washington Street & one over the 3rd Street entrance: each sign will read (Mamoun's Falafel) and will be placed above the new awning, this sign; will consist of individual letters, each letter will be about 10.5 inches, color of each letter will be white, no logo will be place on each sign. Will be installing a blade sign on the south end corner between the 1st and 2nd floor, of the of the building, this sign will measure 3'-7"(h) x 3'-0"(w,) this sign will have the store logo on it will have no graphics .

Will be installing a total of (10) gooseneck lamps on this building, (5) five facing Washington Street and (5) five facing (3rd Third street.

A motion was made to approve as amended by Commissioner Anderson, and seconded by Commissioner Zane: all in favor.

Commissioner Metsch yes, Commissioner Zane yes, Commissioner Perry yes; Commissioner Abrams yes; Commissioner Zane yes, Commissioner Stewart yes; Chairperson Sanchez.

Total vote: yes -7/ nays-0

Chairperson Sanchez called the next address:

Address: 212 Washington Street amended to plans carried from 8/7/17

Applicant: Dunkin Donuts

Architect: Gary Kliesch (Gk+a)

Block/Lot: 201/25

Zone: CBD- Central Business/ (H) Historic District

Applicant was approved with amendment to the drawing, for Washington Street elevations: the bulkhead of the storefront will remain and will be instating brick facing the storefront framing system with 1 inches insulated with tempered glass, per code frame to have dark bronze anod. Finish, will be installing limestone below the new window frames; will be installing new entrance doors with "D"

shaped door handle, installing 2" metal coping and will be painted to match the color of the storefront, 1 layer of ½" brick mounted vertically on metal grid panel system by brick 1" color, winter white. ½" wall thin brick mounted on metal grid panel color will rustic burgundy.

Installing new sign new building cloud sign, sign size area 24.16 sq.ft. With the front façade, area measuring 294 sq. The new sign will consisted of logo which will be a coffee cup and the sign will read Dunkin Donuts

Chairperson Sanchez called the next address

Address: 214 Washington Street
Applicant: Santander Bank
Contractor: Project Expeditors
Block/lot: 201/24
Zone: (CBD) - Central Business District (H) Historic

Applicant was approved for following:

Awning:

Installation of a new single fixed awning above the storefront. Awning shall measure 21'-6" wide x 3' high with a maximum projection of 3'-0". Canvas fabric cover will be in red. NOTE: Awning must be attached flush to the facial of the building; it may not be attached to the moldings or trim.

Sign:

A single non-illuminated wall sign will be installed on the sign-band facial of the storefront, just above the awning. The sign will consist of an aluminum composite backing panel measuring 16" high x 25' wide painted red with a 12" high logo and 8.5" letters in white reading "Santander" made of 1/4" aluminum plate flush mounted to the backing board.

Additional adhesive signage will be installed on the double entrance doors that will include the Santander name and logo and business hours.

Exterior Lighting:

At the tenant's request, the approved lighting was revised and now includes installation of 4 gooseneck lamps that will down-light the sign and awning. Lamps will be individually attached (no running connections) to the facial just under the upper trim molding. Lamps heads will be proportional in size to the storefront and will have proper screening to prevent any glare or light intrusion onto the sidewalk or adjacent properties.

Approved exterior lighting is to be installed as part of the storefront renovation, not the sign installation of a single fixed awning above the storefront; Installation of a single non-illuminated wall sign; and mps.

A motion was made to approve by Commissioner Zane and seconded by Commissioner Abrams all in favor: yes

Total –yes -7 /nays-0

Chairperson Sanchez called the next address:

Address: 704 Washington Street
Applicant: Urge

Contractor: Printing Lab

Block/Lot: 206/41

Zone: R-1 Residential (H) Historic District

Applicant was approved to install a new blade sign between the first and second floor of this building, this sign will be double sided face non illuminated measurements will be 36 inches wide by 24 inches high with a 1 inch body structure thickness; the supporting brackets projection will 42 inches from the wall; this sign material will aluminum with the graphics material will vinyl. Sign will read (URGE) letters will measure 10 inches (smoke shop) 4 inches. Color of the background of this sign board will black, color of letters will be green and white

A motion was made to approve by Commissioner Zane and seconded by Commissioner Perry,

Roll call vote:

Commissioners: Metsch, Perry, Zane, Abrams, Anderson, Sanchez yes

Commissioners: Stewart: nay

Total Vote: 6 yes/1 nays

Chairperson Sanchez called the next address:

Address: 709-713 Washington Street

Applicant: Friend of Hoboken Charter School

Architect: LLA Lee Levine

Block/Lot 218/3&4 to be consolidated

Zone: R-1 Residential (H) Historic District

Architect Lee Levine specified that the Charter School (HCS) is currently occupies at 713 Washington Street where it the K-8th grade program is run, the Hoboken Charter School is on contract to purchase the adjacent four-story residential building on the south side of the existing school alley known as 709-711 Washington Street to house the (HCS) Hoboken Charter School high school program with the 2 lots to be consolidated.

Subsequent to the (HCS) fire some years ago at 713 Washington, the elevator was installed to address accessibility. The entry gate and signage at the alley between 713 and 709-711 will be a control point for access to the existing, grade school entry at the rear of the building.

Mr. Levine has worked with the HCS with the development of a design approach that will provide an extension at the rear of the 709-711 building with the front and rear classrooms at each of the four floors. As the footprint of the building is relatively narrow we proposed to create one new internal fire stair and horizontal egress bridge from each floor above the 1st to enable elevator access for any student, teacher or other individual. This bridge and stairway will span between the 2 building above the alley with the underside of each enclosure at approximately 20 feet above grade.

Applicant was approved for unanimous following:

The front façade and cornice will be cleaned, windows replaced with Marvin or similar historic series elements and brick repointed as needed. The north and south side facades will have existing parging remove and brick repointed. Two vertical rows of four windows along the south property line are to remain. Windows may require the installation of sprinkler deluge heads by as they are visible from the street will maintain the historic elements, some lintels may also require repairs.

Will installing new horizontal egress bridge will have control doors on each end. The doors at the existing grade school end will be locked to prevent children from accessing the High School and unlocked via a security intercom release and .or in emergency via the fire alarm system.

The existing HCS sprinkle system will be extended to the new high school. Other utilities may be brought into the High School building as well. Storm detention is most likely required with a new electrical service. A small terraced area at the rear of the addition will provide a place for reading and class discussions. On the rear weed tree will remain for shade and three other weed trees are to be removed plan specifies the locations of proposed condensing units and make up air unit. All equipment is concealed behind parapets and green screen wall

The proposed drawing illustrated how the setback upper story are visible from the street and the roof bulkhead are in fact lesser in height than the existing elevator and stair bulkheads on the roof of the current grade school. The erection and design of the egress bridge serves dual egress functions from all stories and roof areas of the proposed consolidated project building areas.

No changes are proposed to the existing HCS facades, with the exception of the area of connection at proposed bridge is set back substantially from the front facade at roughly the min-point of the entry-alley. All floors above grade provide two means of egress via the fire stair and bridge. At the ground floor the rear classroom can exit via the main entry as well. The existing pair of doors at front residential stoop are to remain.

A motion was made to approve as presented by Commissioner English and seconded by Commissioner Anderson. Yes

Roll Call vote: Yes-Commissioners, Stewart, Zane, Anderson, Metch, Perry, Abrams and Sanchez
Nays-0

Total 7-yes/nays-0

A motion was made to adjourn this meeting at 10:30pm.

MEETING OF THE HOBOKEN HISTORIC PRESERVATION COMMISSION

Minutes – October 2, 2017

Chairperson Sanchez called the meeting to order at 6:30 P.M. She announced that this is an open public meeting of the Hoboken Historic Preservation Commission and that adequate public notice has been provided by means of a notice posted outside the City Clerk's office, advertisements in the Jersey Journal, Hoboken Reporter and The City of Hoboken's web site.

All Historic Preservation Meetings are recorded.

Chairperson Sanchez requested roll call

Present

Jim Perry
Steve Zane
Susan Pregibon
Ana Sanchez
Seth Abrams
Martin Anderson
Ellen Stewart
Jonathan Metsch
Dennis English
John Miller (Board Counsel)

Absent

Chairperson Sanchez called the first address:

Presentation: from Path – The Port Authority of New York & New Jersey

The PATH submitted material to be presented at tonight's meeting, in which Ms. Gagliardi, spokeswoman, for the Port Authority of New York & New Jersey stated that this will be a PowerPoint presentation that will be used, as well as the final plans (100% Drawings) for each of the five stairways to be discussed; individual sheets; were provided for Stairs 1, 4 and 5, plus a single sheet showing both Stairs 9 and 10.

Ms. Gagliardi stated that the Hoboken Station is a key Path System Terminus serving more than 50,000 people on weekday. The stairs going down from grade to the train platforms and tunnel system serve as a main point of entry for passengers and floodwaters alike. The openings of all six exterior stairs lie below the flood elevation of Superstorm Sandy, requiring permanent measures to protect PATH Facilities from future storm water infiltration.

Fabric Barrier System will be installed, at Stairway 1, the floodgate door system will be installed at Stairways 4, 5, 9 & 10. Stairway 3 has been removed from this project and will be included in a subsequent station rehabilitation program, floor gate door to be installed at the bottom of the Stairway 4, 9 & 10.

Ms. Gagliardi stated that the NJ HPO had provided a finding of no adverse effect on August 24, 2017 for this critical resiliency. The Historic Commissioners had some questions about the installation of the gates; about the vision for the flooding, problems in the future. The Commissioners unanimously felt that this is a good project. Attorney John Miller specified that no vote is necessary because the Port Authority was requesting the Commissioner suggestions and review only.

Commissioner Metsch, requested that the Commissioners write a letter of approval, Mr. Miller reiterated that was not any options.

Chairperson Sanchez called the next address:

Address: 54 Newark Street
Applicant: LA Casa
Architect: James McNeight
Block /Lot: 211.01
Zone CBD Central Business / Historic District
For: The installation of a new sign over the storefront.
Recommendations shall be made, to the Zoning & Construction Office

Applicant was requesting to install a new wooden sign over the existing storefront, at this point in the meeting the Architect Mr. McNeight requested that the storefront window be replaced, with a new style of window that will open up from the inside. Mr. Russel Basile the owner of the business stated that he will like this style of window change because it is too warm in the restaurants.

Commissioners made the request that Mr. Basile have the storefront window remain. Commissioners made some suggestions in reference to the sign, Mr. Basile must return at later HPC meeting. A motion was made to deny this application by Commissioner Zane and seconded by Commissioner Anderson yes

Roll Call vote: **Yes:** Commissioners: Zane, Perry, Abrams, Anderson, Pregibon, Stewart, Sanchez, English
Nays: Commissioners: Metsch
Total vote: Yes-8/Nays 1

Address: 408 Adams Street
Applicant: Joseph Zurica & Jennifer LaRocco
Architect: Nastasi
Attorney: Robert Matule, Esq.
Block/lot: 60/21
Zone: R-2 Residential

Applicant was approved for the demolition of 408 Adams Street. This is a 2 family building, Mr. Nastasi Architect for the applicant testified to the condition and proposed demolition, he stated that this is a two family residential dwelling 25 feet wide and 26 feet deep, three stories over a cellar. Mr. Nastasi also stated that the engineer walk through the site and examine internal and adjacent structures, their office has confirmed in a separate report , that the existing structure is unsuitable

for further development/expansion in height or depth. The intent is to demolish this building and replace it with a larger two family dwelling, as allowed under current Hoboken zoning ordinances. This existing building has been renovated multiple times over the years and there are no historic structures, fenestration, or materials present of interest, the second and third floors, in fact, are constructed all around with wood framing; property line walls are required to carry a fire rating which is typically accomplished with masonry. It should also be noted that the property survey has found that the existing building was constructed 0.55 feet over the north property line, into the lot for 410 Adams. At the site, inspection there is a corresponding gap on the south side between 408 Adams and 406 Adams. This shift reinforces the unsuitability to reuse any foundations which have been not directly adjacent to the property lines. The proposed replacement structure is intended to be built entirely within the full 25 foot width of its property. Commissioners had some questions about the new building.

- 1. The north and south exterior walls of the existing building are separate from the adjacent structure. Mr. Nastasi answered yes**
- 2. What style of building will be replacing this building? Mr. Nastasi answered it will be a 2-Family Residence**
- 3. Is it evident that this building has no Historic value? Mr. Nastasi, confirmed that there is no Historic value to this building whatsoever.**

A motion was made to approve as presented by Commissioner Pregibon and seconded by Commissioner Anderson. Yes

Roll Call vote: Yes-Commissioners, Stewart, Zane, Anderson, Metch, Perry, Abrams Pregibon, Abrams and Sanchez

Nays-0

Total 9-yes/nays-0

A motion was made to adjourn this meeting at 9:00pm.

MEETING OF THE HOBOKEN HISTORIC PRESERVATION COMMISSION

Minutes – October 2, 2017

Chairperson Sanchez called the meeting to order at 6:30 P.M. She announced that this is an open public meeting of the Hoboken Historic Preservation Commission and that adequate public notice has been provided by means of a notice posted outside the City Clerk's office, advertisements in the Jersey Journal, Hoboken Reporter and The City of Hoboken's web site. All Historic Preservation Meetings are recorded.

Chairperson Sanchez requested roll call

Present

Jim Perry
Steve Zane
Susan Pregibon
Ana Sanchez
Seth Abrams
Martin Anderson
Ellen Stewart
Jonathan Metsch
Dennis English
John Miller (Board Counsel)

Absent

Chairperson Sanchez called the first address:

Presentation: from Path –The Port Authority of New York & New Jersey

The PATH submit the material to be presented at tonight's meeting, in which Ms. Gagliardi, spokeswoman, for the Port Authority of New York & New Jersey stated that this will be a PowerPoint presentation that will be used, as well as the final plans (100% Drawings) for each of the five stairways to be discussed; individual sheets; were provided for Stairs 1, 4 and 5, plus a single sheet showing both Stairs 9 and 10.

Ms. Gagliardi stated that, the Hoboken Station is a key Path system terminus serving more than 50, 00 people on weekday.

The stairs going down from grade to the train platforms and tunnel system serve as a main point of entry for passengers and floodwaters alike.

The openings of all six exterior stairs lie below the flood elevation of Superstorm Sandy, requiring permanent measures to protect Patch facilities from future storm water infiltration.

Fabric Barrier System will be installed, at - stairway 1, the floodgate door system will be installed at- Stairways 4, 5, 9 &10.

Stair way 3 has been removed from this project and will be included in a subsequent station rehabilitation program, floor gate door to be installed at the bottom of the stairs way 4, 9 & 10.

Ms. Gagliardi stated that the NJ HPO had provided a finding of no adverse effect on August 24, 2017 for this critical resiliency.

The Historic Commissioners had some questions about the installation of the gates; about the vision for the flooding, problems in the future. The Commissioners unanimously felt that this is a good project.

Attorney John Miller specified that no vote is necessary because the Port Authority was requesting the Commissioner suggestions and review only.

Commissioner Metsch, requested that the Commissioners write a letter of approval, Mr. Miller reiterated that was not any options.

Chairperson Sanchez called the next address:

Address: 54 Newark Street

Applicant: LA Casa

Architect: James McNeight

Block /Lot: 211.01

Zone CBD Central Business / Historic District

For: The installation of a new sign over the storefront.

Recommendations shall be made, to the Zoning & Construction Office

Applicant was requesting to install a new wooden sign over the existing storefront, at this point in the meeting the Architect Mr. McNeight requested that the storefront window be replaced, with a new style of windows that will open up from the inside. Mr. Russel Basile the owner of the business stated that he will like this style of windows, changes because; it is too warm in the restaurants.

Commissioners made the requested that Mr. Basile have the storefront window remain.

Commissioners made some suggestions in reference to the sign, Mr. Basile must return at later HPC meeting.

A motion was made to deny this application by Commissioner Zane and seconded by Commissioner Anderson yes

Roll Call vote: yes Commissioners: Zane, Perry, Abrams, Anderson, Pregibon, Stewart, Sanchez, English

Nays: Commissioners: Metsch

Total vote: Yes-8/Nays 1

Address: 408 Adams Street

Applicant: Joseph Zurica & Jennifer LaRocco

Architect: Nastasi

Attorney: Robert Matule Esq.

Block/lot: 60/21

Zone: R-2 Residential

Applicant was approved for the demolition of 408 Adams Street, this is a 2 family, Mr. Nastasi Architect for the applicant testify of the condition and proposed demolition, he stated that this is a 2 family residential dwelling 25 feet wide and 26 feet deep, three stories over a cellar. Mr. Nastasi also stated that the engineer walk through the site and examine internal and adjacent structures, their office has confirmed, in a separate report , that the existing structure are unsuitable for further development/expansion in height or depth. The intent is to demolish this building and replace with a larger 2 family dwelling, as allowed under current Hoboken zoning ordinances.

This existing building has been renovated multiple times over the years and there are no historic structures, fenestration, or materials present of interest, the second and third floors, in fact, are constructed all around with wood framing; property line walls are required to carry a fire rating which is typically accomplished with masonry.

It should also be noted that the property survey has found that the existing building was constructed 0.55 feet over the north property line, into the lot for 410 Adams. At the site, inspection there is a corresponding gap on the south side between 408 Adams and 406 Adams. This shift reinforces the unsuitability to reuse any foundations which have been not directly adjacent to the property lines. The proposed replacement structure is intended to be built entirely within the full 25 foot width of its property. Commissioners had some questions about the new building.

- 1. The north and south exterior walls of the existing building are separate from the adjacent structure. Mr. Nastasi. answered yes**
- 2. What style of building will be replacing this building, Mr. Nastasi answered it will be a 2-family Residence**
- 3. It is event that this building has no Historic value. Mr. Nastasi, confirmed that there is no Historic value to this building what so ever.**
- 4.**

A motion was made to approve as presented by Commissioner Pregibon and seconded by Commissioner Anderson. Yes

Roll Call vote: Yes-Commissioners, Stewart, Zane, Anderson, Metch, Perry, Abrams Pregibon, Abrams and Sanchez

Nays-0

Total 9-yes/nays-0

A motion was made to adjourn this meeting at 9:00pm.

MEETING OF THE HOBOKEN HISTORIC PRESERVATION COMMISSION
Minutes –November 6, 2017

Chairperson Sanchez called the meeting to order at 6:30 P.M. She announced that this is an open Public Meeting of the Hoboken Historic Preservation Commission and that adequate public notice Has been provided by means of a notice posted outside the City Clerk's office, advertisements in the Jersey Journal, Hoboken Reporter and The City of Hoboken's web site. All Historic Preservation Meetings are recorded.

Chairperson Sanchez requested roll call:

Present:

Ana Sanchez
Dennis English
Steven Zane
Susan Pregibon
Ellen Stewart
James Perry
Martin Anderson
Seth Abrams
Jonathan Metsch
Jon Vessy
John Miller (attorney for the HPC)

Absent

Resolution of Memorialization for 320 Bloomfield and 408 Adams Streets
A motion was made to approve by Commissioner Pregibon and seconded by Commissioner English, all in favor. YES
Total vote yes-9/Nays-0

Foot note: I have been the secretary (J Anastasio) of the Historic Commission for the past Fifteen years. It was always my understanding that we follow the Robert's Rules of Order. The Robert's rules state that "it is not only not necessary to summarize matters discussed at a meeting in the minutes, **but it is improper** to do so. The Minutes are a record of what was done at the meeting, not a record of what was said. If corrections are made to the minutes at the time when those minutes are originally submitted for approval, such corrections are made in the text of the minutes being approved. The minutes of the

Chairperson Sanchez Called the first Address

Address: 207 Washington Street

Applicant: Peter Chang

Architect: George Weiner

Block/Lot: 213/4

Zone: Central Business District

**For: Certificate of Appropriateness for new signage & awning
Recommendations to the Zoning and Contraction Office**

Applicant was approved for the installation of a new retail sign and an awning. A wall sign, 8'x16", will be installed on the building fascia above the storefront; the sign will be black with gold letters; sign lettering will not exceed 10 ft. (for the letter T) and will read (Thumbelina "Costume Jewelry & Flower"). A window adhesive sign will also be installed on the front window; size will be approximately 14"x 20". The retractable awning will be installed just above the storefront window and door; total width will be 8", maximum projection of the awning will be 6'. Awning cover will be yellow and white striped canvas; valance will be painted with the building address, phone number, and the name ("Thumbelina logo/lettering. Existing gooseneck lamps will remain.

A motion was made by Commissioner Zane and seconded by Commissioner English; all in favor yes,

All in favor:

Yes 9 –

Nay 0

Chairperson Sanchez called the next address:

Address: 212 Washington Street
Applicant: Dunkin Donuts'
Architect: gk+a
Block/Lot: 224/23
Zone: CBD (H)

Applicant was approved for the alteration of the storefront and the installation of new signage, the existing storefront will be removed and the existing goose neck lamps, fascia, glass and aluminum storefront system, display platform, tiles, A new storefront framing system will be installed with a center door recessed 8'6" and new side windows set on a 2'4" knee wall and limestone sill. Building façade be then be finished with a finished with a rustic burgundy ½" thick thin-brick and a new Fypon dentil moulding cornice at the roof line painted dark brown. A ramp from sidewalk to new entrance door will be modified for ADA compliance. A new fixed awning in brown Sunbrella canvas will be installed above the storefront; top of the awning will be 10'6" above sidewalk grade, total projection of the awning will be 2'6". Installing new mounted sign shall include the (DD) cup logo (1'10.5" x 2.8") and the words "DUNKIN DONUTS" (2'X 5'); total sign area will be 15 sq. feet. This sign will be non –illuminated. Lighting: Installing three (3) new straight-arm lamps must be installed indirectly to light the new sign.

A motion was made to approve by Commissioner Anderson and seconded by Commissioner Pregibon.

Roll call vote:

Yes: Commissioners, English, Metsch. Perry, Zane, Pregibon , Anderson, Stewart, Abrams and Sanchez.

Total vote:
Yes-0/ Nays-0

Address: 54 Newark Street

Applicant: Mr. Basil
Architect: James McNeight
Block/Lot: 216/9
Zone: R-1 (H) (C)

Applicant was approved for the installation of new signage: this sign will have individual Channel letters; to read (LA CASA) with the letter measuring 10 inches.

Lighting: will be (5) five LED Spotlights over the sign.

The pineapple light fixtures were removed from this application at the HPC meeting.

A motion was made by Commissioner Zane and seconded by Commissioner Anderson all in favor yes

Total vote:
Yes-0/Nays-0

Chairperson Sanchez called the next address

Address: 1 Marine View Plaza

Applicant: Liberty Realty/Michael Berney
Contractor:
Block/Lot: 00226 /00003
Zone: R-1 (H)

Applicant was approved for the, replacing of window/wall sign for the ground floor offices of the Liberty Realty. The existing signs (6) installed over the top opaque panels that are part of the window units will be removed. The new signs (6) shall be the same size (s) and will be installed in the same location; 3 facing Hudson Street and 3 facing 4th Street. The signs will consist of a single-sided diabond back panels with applied vinyl lettering. In each set of 3 signs, 1 will read "Liberty Realty" "Location Liberty" and one will read "Liberty Realty" "Sales-Rentals Investments Commercial" the Max letter size will be 10" with logo size being 18"

.

A motion was made to approve by Commissioner Pregibon and seconded by Commissioner Anderson. All in favor yes

Total vote: yes-9/nays-0

Chairperson called the next address:

Address: 89 -91 Washington Street 62 Newark Street

Applicant: Surf Taco
Contractor:
Block/Lot: 211/1.01
Zone: CBD (H) - Historic Central Business District

Applicant was approved for the installation of new sign and awning for (Surf Taco) this sign will be non-illuminated principal wall sign will be installed on the sign band above the storefront. Sign will consist of laser cut acrylic letters 12''high x53''wide x1/'' thick, stand-off Stud mounted; color will be dark blue. To the right of the retail entrance, a lighted menu sign box will be flush mounted to the façade; size shall not exceed 12'' x 24 inches; internal LED illumination will be very low lumen just enough to light the menu with no ambient –shed. The existing retractable will be retained and recovered with new Sunbrella canvas in a dark blue.

A motion was made by Commissioner Anderson to approve as presented and was seconded by Commissioner English.

All in favor:

Total vote:

Yes-9/Nays-0

Chairperson Sanchez called the next address;

Address: 38 Hudson Place

Applicant: Mansoor Saleh

Architect: James McNeight

Block/Lot: 222 / 6

Zone: CBD (H) - Historic Central Business District

Applicant was requesting to remove the existing storefront, by installing full glass panels, by the removal of the existing, bulk head. Commissioners made some suggestion to the Architect Jim McNeight, and requested he return with update plans.

No vote was taken at this time.

Address: 319 Washington Street

Applicant: Sephora Studio

Contractor: Vallesigns & Awnings

Block/Lot: 213 / 13

Zone: CBD (H) - Historic Central Business District

Applicant was approved for the installation of the new storefront this sign will read (Sephora Studio) retail store on the 1st floor. The principal sign shall consist of non-illuminated individual aluminum pan letter pin mounted to the sign a band above the storefront. Maximum height shall be 11.75'' overall width shall be 13'6'' face will be painted white w/a 3''black return. An aluminum raceway will be mounted below the letters to enclose a LED light to indirectly illuminate the sign; raceway shall match the width of the sign and have a maximum projection of 8''. A secondary blade sign shall be installed on the brick façade at the north end of the storefront. The blade shall be 1'.75'' high x 3'' deep with a projection of 2'9.87''. Each face will be black with white letters. Two (2) small (LED) light will be wall mounted on either side to indirectly light the blade sign. Two (2) window adhesive signs shall be installed on the fixed windows to the right and left of the entrance doors; each will read "SEPHORA STUDIO HOBOKEN"; maximum letter height will be 2.5'' on "SEPHORA STUDIO" and 1.06'' on

“HOBOKEN”. A window adhesive may be added to the door to display store hours but no other signage is to be installed without prior approval of the Historic Preservation Commission.

A motion was made with the amendment by Commissioner English, and seconded by Commissioner Pregibon.

All in favor:

Total vote:

Yes- 9/Nay-0

Chairperson Sanchez called the next address:

Address: 325 Court Streets
Applicant: Hoboken Hudson Street Reality
Architect: Minervini Vandermark
Block/Lot: 202/25
Zone: R-1 (H)

The proposed, façade redesign, of a partially constructed building as per approval for one residential unit (3) story building with a garage. The existing façade approved design is a renovated of a two store brick with 3rd story metal clad addicted above. The new design is similar to the neighboring building with coat stone and 2 stony brick portion above.

Over the garage will be installing new center decorative element to be sanded scraped and painted color will be white by Benjamin Moore, will be installing new double hung window throughout the building. With metal clade the color will be black.

The existing wood cornice with bracket to be sanded scraped and painted color will be Benjamin Moore white.

Will be installing new carriage style garage doors, installing new light weight EPS foam with faux stone with four panel main entrance door.

Installing- (2) exterior light fixtures.

A motion was made to approve by Commissioner Zane and seconded by Commissioner Abrams.

All in favor

Total vote:

Yes-.9/Nay-0

Address: 12 Hudson Places

Applicant: Avocado Mattress

Architect:

Block/Lot: 00230/5

Zone: CBD (H)

Applicant was approved for, installing new sign on the existing columns in front of the building, this sign will read (Avocado)

This sign will be installed with the new aluminum hoops and frame with anchors attached at the mortar joists of the existing columns this sign will have a 36’’ projection, the back board of the sign will be reclaimed wood it will measure (h) 84’’x (w) 22’’ color of letters will be white.

A motion was made to approve as presented by Commissioner Anderson and seconded by Commissioner English, (all in favor) yes.

Total vote
yes-9 /nays-0

A motion was made to adjourn @9:00 P.M. All in favor

MEETING OF THE HOBOKEN HISTORIC PRESERVATION COMMISSION

Minutes –December 4, 2017

Revised on 1/8/18 with Jon Vesey Corrections

Chairperson Sanchez called the meeting to order at 6:30 P.M. She announced that this is an open Public Meeting of the Hoboken Historic Preservation Commission and that adequate public notice had been provided by means of a notice posted outside the City Clerk's office, advertisements in the Jersey Journal, Hoboken Reporter and The City of Hoboken's web site. All Historic Preservation Meetings are recorded.

Chairperson Sanchez requested roll call:

Present:

Sue Pregibon
James Perry
Dennis English
Jonathan Metsch
Ellen Stewart
Seth Abrams
Ana Sanchez
Martin Anderson
Jonathan Vesey
John Miller (Attorney for the HPC)

Absent

Steve Zane

Chairperson called the first address:

Address: 89 Hudson Street

Applicant: Hera Properties Inc.

Architect: Nastasi Architects

Block/Lot: 233 / 1.01

Zone: CBD (H) Historic Central Business District

Was approved for the renovation of the existing commercial lobby and entrance, at the Newark Street, the existing exterior stairs, entrance double –doors, and cellar hatch will be removed. The door opening will be enlarged to 10'6" wide x 11" high to except a new glass storefront system with transom. Fixed side pane; and double doors. The stairs will be replaced by an ADA compliant ramp and stair combination running parallel to the Newark Street frontage of the building; maximum projection of new stair will be 6'10". A new structural glass and steel canopy measuring 11'4" (w) x 8" (h) 5' (d) will be installed above the entrance with anchor to the façade above the entrance. New building ID "89 Hudson Street" this will be pin mounted aluminum letters will installed to the left of the entrance door.

A motion was made to approve as presented by Commissioner Pregibon and seconded by Commissioner Abrams (all in favor yes)

Total vote: yes-9/ nays-0

Chairperson Sanchez called the next address:

Address: 410 Washington Street

Applicant: George Toma

Contractor:

Block/Lot: 212 / 15

Zone: CBD (H) - Historic Central Business District

Applicant was approved to install new canopy above the storefront, total area of the proposed canopy/sign will be 30 square ft. total area of sign on the canopy will be 10 square ft. the sign placed on the canopy will read (Garlic & Tahini) (House of Shawarma) capital letters G & T will be 12 inches and all other will be in proportions. Logo is a cartoon of a Chef and will measure about 14 inches, color for this sign will be green, red and white.

Will be placing a vinyl sign in the window this sign will be the same as the one on the awning total measurements of this sign will be 6 square feet. Colors will also be green, red, and white.

Historic Commissioners requested that applicant inquire if the owner of the building will authorize the painting of the cornice over the storefront. If acceptable the paint color will be black.

A motion was made by Commissioner Anderson to approve with amendments to the size of the letters, to have the cornice over the storefront painted black if owner of the building authorizes, seconded by Commissioner Pregibon .

Roll call vote: Commissioners: yes- Pergibon, Perry, Metsch, English, Stewart, Anderson, Abrams Vesey, Sanchez yes;

Commissioners: nays-0

Total Vote: yes-9/nays-0

Chairperson Sanchez called the next address:

Address: 219 Washington Street

Applicant: Dan Chung

Contractor: MDN Signs

Block/Lot: 212 / 9

Zone: CBD (H) - Historic Central Business District

Applicant was requesting to install a new sign over the existing storefront, Commissioner had some concerns, about the size of the sign and applicant was also requesting that this sign be lit from within. Commissioners made some suggestions, and requested that he return for the next (HPC meeting) with new materials for his lighting and to scale down the size of the letters for the new sign.

No vote was taken at this time application will be carried to January 8 meeting.

Chairperson Sanchez called the next address

Address: 407 Washington Street

Applicant: RE/MAX Investment Associates 2nd floor

Contractor: Full House Printing

Block/Lot: 15/4

Zone: R-1 (H)

Applicant was requesting to install a new blade sign on the north side of the building between, the apartment entrance door, this sign will measure 18" high x 32" wide, total sq. ft. this sign will read (RE/MAX) (Commercial)(Investment Associates) and phone# letters will measure between 2 to 8 inches, the sign will be made of Gauge Flat Aluminum, 2-sided mounted with 2 1.5" aluminum angles attached with ¼" wide x 1" high bolts, Ground level outside installation will be approximately 8ft. high. Colors being used for this sign will be red, blue, gray and black.

Commissioner Anderson at this time requested that perhaps the sign should be place in the apartment door entry window, Some of the Commissioners felt this maybe a problem with the lighting into the building.

A motion was made to approve the blade sign by Commissioner English and seconded by Commissioner Perry.

Roll call vote: Commissioners: yes- English; Pregibon; Perry, Metsch; Abrams; Vesey; Sanchez

Commissioners: Nays- Anderson and Stewart

Total vote: yes-7/nays2

This time in the meeting vote on the minutes for the following meetings.

Minute for June 4, 2017 – A motion was made to approve by Commissioner Pregibon and seconded by Commissioner English- yes

All in favor: yes-9/ nays-0

Minute for August 7 2017- A motion was made to approve by Commissioner Pregibon and seconded by Commissioner Anderson- all in favor – (yes)

Minute for September 11, 2017- A motion was made to approve by Commissioner English and seconded by Commissioner Abrams – all in favor- yes

Minute for October 2.2017- A motion was made to approve by Commissioner English and seconded by Commissioner Vesey yes- all in favor yes

Chairperson Sanchez also called for a vote for the 2018 yearly Calendar for HPC meetings.

A motion was made to approve as presented by Commissioner Pregibon and seconded by Commissioner Abrams, all in favor. Yes

A motion was made to adjourn @8:30 P.M all in favor